

The resident

July 2015

GOURMET SPECIAL

GORDON RAMSAY

The fiery chef returns to his Chelsea beginnings with Maze Grill Park Walk

Russell Norman
brings Polpo's
Venetian style
to SW3

How to
curate your
art collection
at home

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COVER: GORDON RAMSAY, IMAGE BY GORDON RAMSAY HOLDINGS



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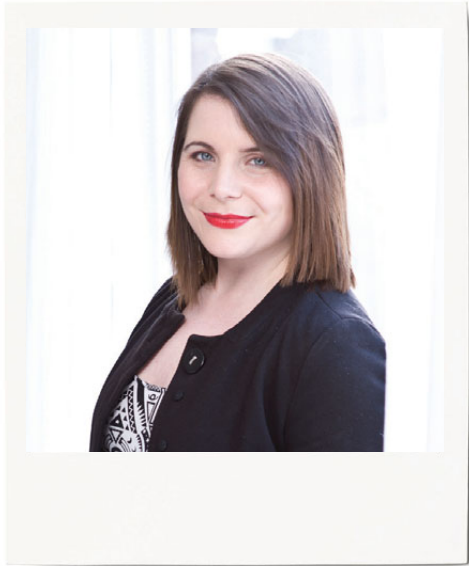


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Letter from the EDITOR



Back in 1998, right after Gordon Ramsay had resigned from his post as head chef at Aubergine, Channel 4 television cameras followed the aftermath of the juiciest story in the food industry for the TV series, *Boiling Point*. If you haven't seen it, it's all on Youtube, complete with a soundtrack of weird telly-friendly 90s techno and breakbeats we'll not see the likes of again. Here we find Gordon in his very early 30s, a little fuller in the cheeks, with dejected blond locks free of the product that holds them up today, getting ready to launch Restaurant Gordon Ramsay on Royal Hospital Road.

At one point in the programme, an interviewer calls him a prime example of a celebrity chef, to which he replies, 'I'm not, that's Brian Turner and Gary Rhodes. They are celebrity chefs... let's get it right, I'm a cook.' How things have changed. While Brian and Gary remain relatively well-known, it was Gordon who was launched into the celebrity stratosphere. He took the polite *Ready Steady Cook* daytime TV approach, threw it in boiling water and carved out a dramatic, expletive-filled version of his own. Among other

shows, *Ramsay's Kitchen Nightmares* made him a household name.

Whatever you think of the chef, you can't deny his fierce and often cut-throat ambition. When he left Aubergine, as he told the cameras on *Boiling Point*, his aim was to go it alone and get three Michelin stars. By 2001, he'd reached his goal. And now Gordon has returned to where it all began; he's bought the old site of Aubergine, launching maze Grill Park Walk. Even tough nuts like Ramsay get nostalgic. Find out more on page 16.

I hope you enjoy this issue.

C. McCabe

Catherine McCabe, Editor

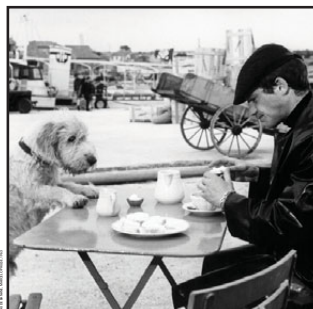


Gordon Ramsay on returning to his roots at Park Walk and why he's really a bit of a softy, page 16



ARENA

[THE FINEST EVENTS IN LONDON THIS MONTH]



Exclusive Raymond Cauchetier behind-the-scenes photographs on display

Rare Raymond Cauchetier Nouvelle Vague stills go on display in Mayfair, page 11

How to create A COOK'S KITCHEN



Kara O'Reilly's guide to creating a chef-style kitchen in your own home, page 28

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The resident RECOMMENDS

Five of the best charity shops in Kensington and Chelsea



1 MARY'S LIVING AND GIVING SHOP

Retail guru Mary Portas's Living and Giving store in Fulham looks as stylish as any high-street fashion outlet, with an industrial-style decor from architect and shop designer Boxco2. Find an excellent range of menswear and womenswear, plus swimwear from Diane von Furstenberg. There is an ever-changing stationery and gift section, which features lovely greeting cards from The Art Rooms.

Mon-Sat 10am-6pm. 206 Fulham Road SW10 9PJ, 020 7351 4615; savethechildren.org.uk

2 OXFAM BOUTIQUE

Closer to fashion outlets than they are charity shops, Oxfam Boutiques are style-focused and sure to provide fashionistas with their next essential find. The Chelsea location mixes designer names, fair trade and donated clothes with restyled pieces, and its smart interior makes it a joy to shop in.

Mon-Sat 9.30am-5pm, Sun 12pm-5pm. 123a Shawfield Street SW3 4PL, 020 7351 7979; oxfam.org.uk



3 FARA CHARITY SHOP

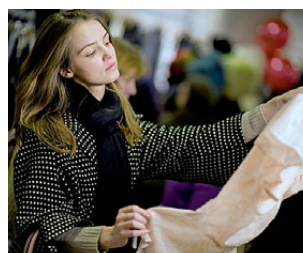
The store's boutique-chic atmosphere successfully disguises the fact that it is a thrift shop. Shoppers can forage for evening dresses from the likes of Karen Millen and Ralph Lauren, but also keep an eye out for furniture, linen and curtains, and take the time to peruse for books in the Fara shop basement.

Mon-Sun 10am-9pm, 297 New King's Road SW6 4RE, 020 7736 2833; faracharityshops.org

4 BRITISH RED CROSS

Lovers of designer gear and vintage goodies will not be disappointed with a visit to the British Red Cross Chelsea store, which is why it usually garners a crowd. Known as the best place for celeb hand-me-downs, the store has previously featured donations from the Beckhams, including Dolce & Gabbana items and Jimmy Choo shoes.

Mon-Sat 10am-6pm, 69-71 Old Church Street SW3 5BS, 020 7376 7300; redcross.org.uk



5 CANCER RESEARCH UK

Items on the racks at this Kensington location are often of an extremely high quality, and it would be most loved by those looking for a more conservative look. The store is filled with hidden gems. If you're quick, you can find some classic Vivienne Westwood trousers and a bright yellow Gianni Versace suit for women in store now.

Mon-Sat 10am-6pm, Sun 11am-5pm, 219 Kensington High Street W8 6BD, 020 7939 0485; cancerresearchuk.org

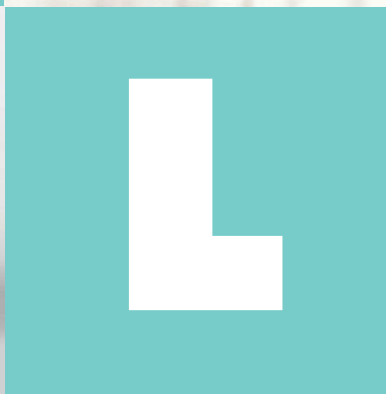
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ARENA

{THE FINEST EVENTS IN LONDON THIS MONTH }



PEAU DE BANANE. MARCEL OPHÜS. 1963

NOUVELLE VAGUE

Exclusive Raymond Cauchetier behind-the-scenes photographs go on display

Legendary French film set photographer Raymond Cauchetier will be exhibiting never-before-edited images from his private archive at the James Hyman Gallery from 17 June-14 August. The sensational artist, who flourished during the French New Wave cinema era, marks his 95th birthday with this show. Famed for his photojournalistic approach to France's biggest cult classics, Raymond's collection includes off-camera shots of moments between director Jean-Luc Godard and star Anna Karina, right before they got married.

Free entry. James Hyman Gallery, 16 Saville Row W1S 3PL, 020 7494 3857; jameshymangallery.com



Sound of music

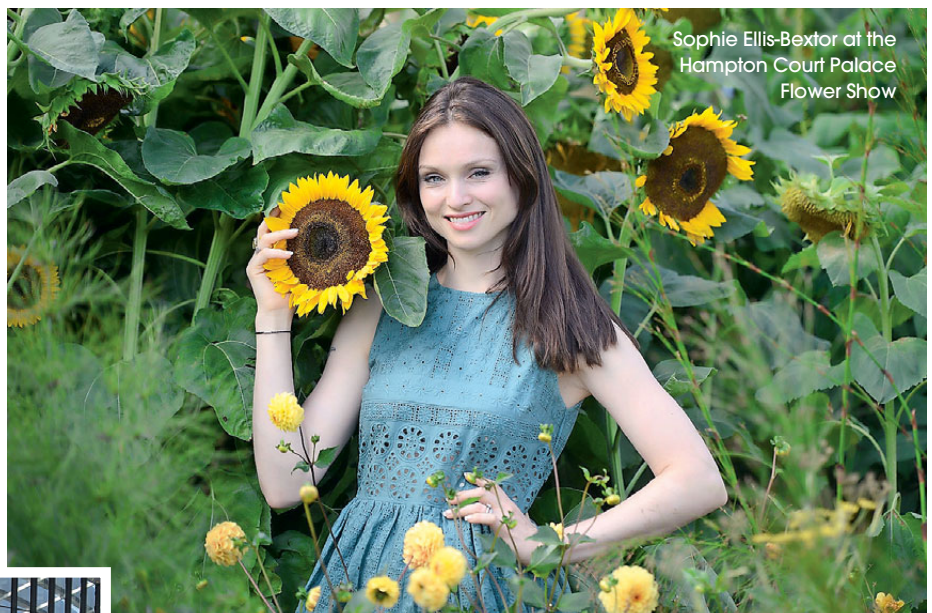
The greatest classical music festival around returns to London's Royal Albert Hall from 17 July. Each year the BBC Proms hosts two months of concerts, including the famous Last Night performances, world premieres of contemporary works and diverse guests from Mark Gattiss and Henry Goodman, to Pete Tong and Jarvis Cocker.

To see the full listings, visit bbc.co.uk/proms

City lights

The City of London Festival returns from 22 June-10 July to animate the Square Mile once again. Festival-goers can take a Wren Church Marathon challenge with morning-to-midnight choral performances; learn How to Succeed in Business Without Really Trying from a 1960s musical featuring Nick Hewer and a chorus of office chairs; serenade City workers with a street guitar; and enjoy the finest classical music, jazz and comedy in a dazzling array of extraordinary venues.

For the box office call 0845 120 7502 or visit colf.org



Sophie Ellis-Bextor at the Hampton Court Palace Flower Show



GRASS IS GREENER

Hot on the heels of the Chelsea Flower Show, Hampton Court once again plays host to its own version from 30 June-5 July. Expect wondrous show gardens and special guests, and we are especially looking forward to the Rose Marquee, which will include the Rose of the Year winner. For more information, visit rhs.org.uk

Chloe Mellen's
handheld monacle at New
Designers 2015

Online

See more July
events at
[theresident.
co.uk](http://theresident.co.uk)



Orson's centenary

On the day that would have marked Orson Welles' 100th birthday, the BFI announced a two-month season focus on the director's work. From the 1 July to 31 August, BFI Southbank will be screening the boy wonder's classics, *The Third Man* and *Citizen Kane* alongside his lesser known but equally brilliant creations *Touch of Evil* and *F for Fake*. The great director never quite fit the identikit Hollywood mould, and so the BFI have fittingly named the series Orson Welles: The Great Disruptor.

See more at bfi.org.uk/southbank

Year in the life

Sixty of the brightest names in the design world mark the impact they have made after just one year in business with a showcase at One Year On, part of the 30th edition of New Designers 2015 at Islington's Business Design Centre. One Year On – held in two separate parts on 24-27 June and 1-4 July – brings together original, contemporary and innovative products that are tipped to be the iconic designs of the future.

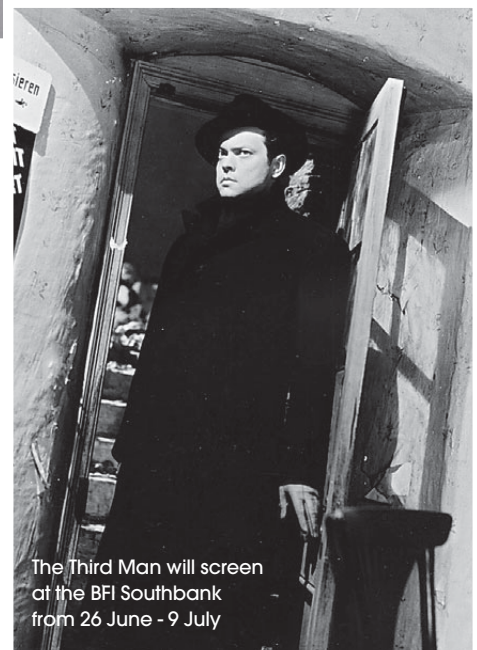
For more information, visit newsdesigners.com



FOOD FIT FOR A PALACE

Foodies Festival heads to Alexandra Palace for the first time from 3-5 July. Expect industry stalwarts like Aldo Zilli and Rachel Green alongside hot talent including the Almeida's Tommy Boland, new theatres, artisan producers and more street food than you can shake a satay stick at.

Tickets are on sale now at foodiesfestival.com or by calling 0844 995 1111



The Third Man will screen
at the BFI Southbank
from 26 June - 9 July



NO PAIN, NO GAIN

Shoes: Pleasure and Pain at the V&A will look at the extremes of footwear from around the globe, hot-footing it into the capital until 31 January, 2016. Around 200 pairs of shoes will be presented, ranging from a sandal decorated in pure gold leaf originating from ancient Egypt, to the most elaborate designs by contemporary makers.

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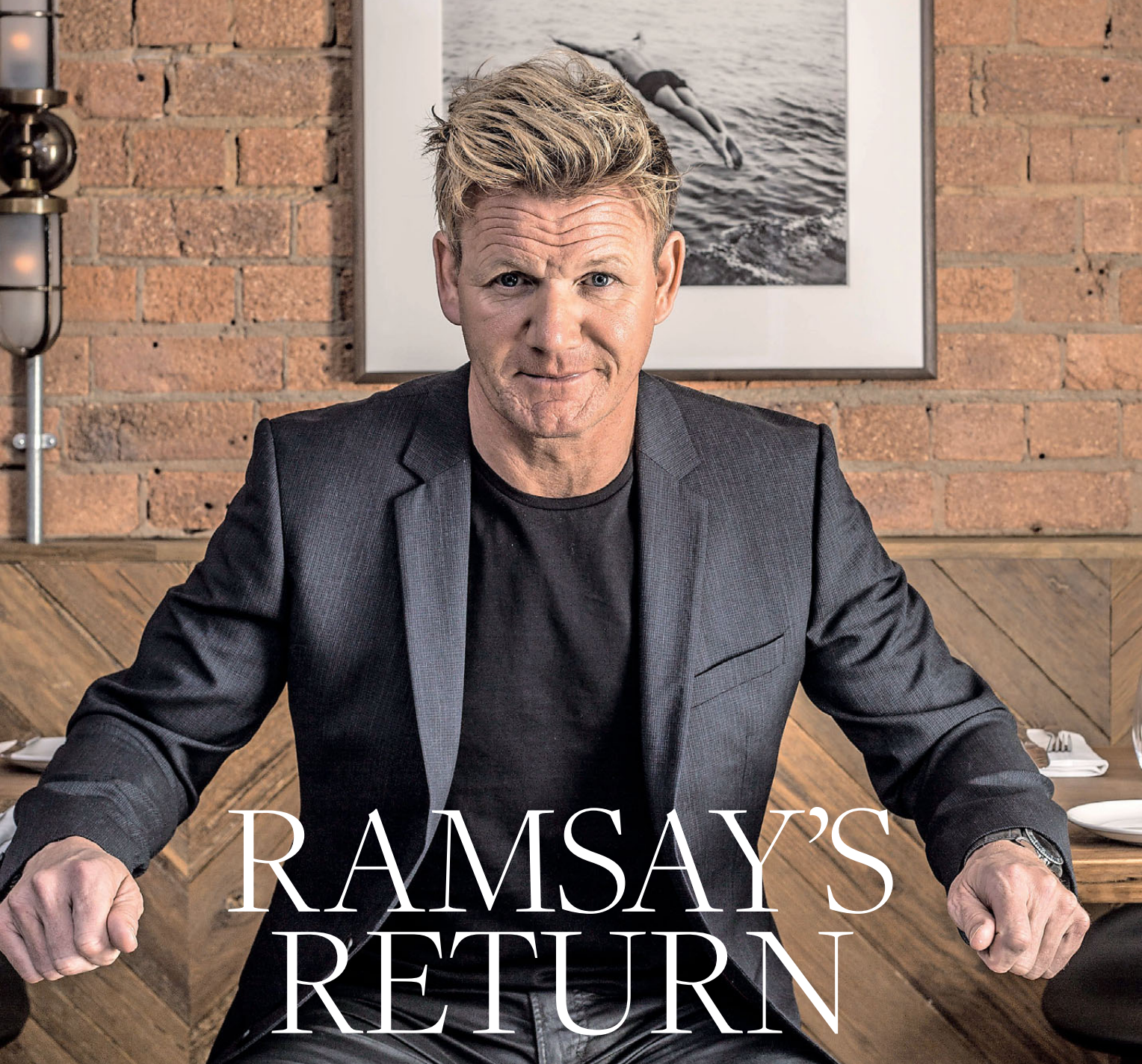
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RAMSAY'S RETURN

After launching a restaurant on the site where his career began, Gordon Ramsay muses on how far he has come since his days at the Aubergine

Words CATHERINE MCCABE

If chefs were to regale their children with dramatic foodie bedtime stories, the tale of Aubergine restaurant would be the big finish. Its history is consumed with gourmet fables. Back in 1993, when he was just 26 and the protégé of Marco Pierre White, Gordon Ramsay was appointed head chef at the restaurant. White had originally recommended Ramsay to the owners, but the two chefs went on to have a very public fall out years later. The Aubergine was the definition of

fine-dining in the 90s, taking bookings up to six months in advance; serving up dishes to Princess Diana, Tony Blair, and the odd Spice Girl. But Ramsay wouldn't have his ambitions contained by the trappings of a big restaurant group. Or at least, not one owned by somebody else.

In 1998, he resigned, and the kitchen staff, loyal to the chef, walked with him, resulting in a temporary closure. In the Channel 4 series *Boiling Point*, its first episode covered the story of the Aubergine scandal, and followed a

young, fiercely determined Ramsay trying to set up on his own. With personal savings and a 'frightening' bank loan, he bought the site of Pierre Koffmann's La Tante Claire, giving himself six weeks to gut, decorate and launch the venue. In *Boiling Point*, Ramsay told the crew, 'you don't become a three star chef in a large corporate set up.' Three Michelin stars was the end goal of this risky move, and that's exactly what he got.

The Aubergine walk-out led to



The Manhattan-style interior of maze Grill Park Walk

My frustration in the kitchen is no different than a coach on the field with his team

Restaurant Gordon Ramsay on Royal Hospital Road in Chelsea, the venue that placed his name on an international platform, and became the flagship for the restaurant empire he controls today.

Following more than two years of talks with the previous owners, Ramsay has returned to where it all began, launching a new restaurant on the original Aubergine site, 11 Park Walk.

The venue, maze Grill Park Walk aims to mirror the grill rooms of Manhattan, serving dishes like triple-seared wagyu aged in a Himalayan salt brick and a selection of sashimi. Just a short walk away, he has added another piece to the puzzle with maze Grill Royal Hospital Road, which opened in May. What is it about the Chelsea postcode that keeps Gordon coming back? We questioned the controversial chef to find out more.

Why was it important to you to launch at the original site of the Aubergine?

It was 21 years ago that I first started there and it's a site that is really close to my heart with so many fond memories. I got my first Michelin star there in 1995, and I'm excited to be returning with a different concept. It's amazing to reflect on how far we've come.

How has the Chelsea of those 1990s days changed in your eyes?

I have a very nostalgic view of Chelsea in the 1990s and it will always be a special time and place for me. However, things evolve and Chelsea has become a much more intimate neighbourhood for dining – customers are so happy and grateful to step out of their homes and have great options right on their doorstep. The maze Grill in Chelsea represents the cosy restaurant experience that diners are looking for, in keeping with the strong community feeling. And of course, Chelsea Football Club is performing better than it did in the 90s!

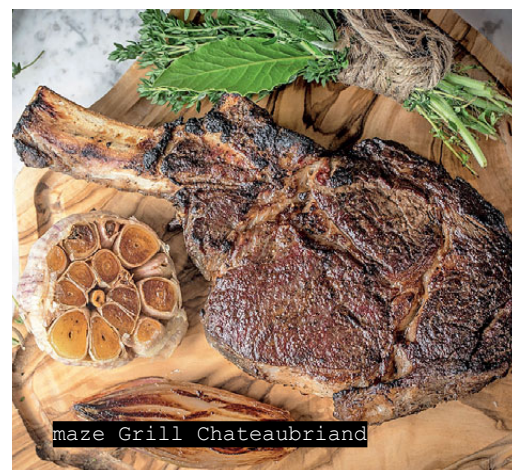
What drew you to the American steakhouse style of maze Grill?

Having travelled extensively back and

forth to the USA over the past 10 years, I became really excited and enthused by the high standard of the steak houses across America. It was natural to want to bring it back to London and I find the sushi and steak combination in our maze Grill restaurants a refreshing concept.

Aside from your own, what restaurants do you rate in London and why?

There are so many great restaurants in London worthy of a mention but I particularly love Scott's for fish, Ollie Dabbous' eponymous restaurant for a



maze Grill Chateaubriand

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Left: Salmon Nashi with pear, crispy rice and ponzu;
Below: inside maze Grill Park Walk

special treat with my wife, and The Dairy in Clapham as my go-to local with my family. London is teeming with fantastic options to eat – in my view it is the best it has ever been.

There have been a lot of new restaurant openings in Chelsea recently – Polpo, The Ivy Chelsea Garden and others. Do you think the food scene in the area is changing?

Chelsea has always been a foodie heaven and it will never change in that respect. Since my days at Aubergine, the competition has been really healthy and in my view, the more restaurants, the merrier.

What would you say is the biggest misconception people tend to have about you?

In general people see my frustration in the kitchen as anger, but really it's just intense passion. It's no different than a coach on a field with his team. But honestly, I'm not like that all the time! I'm actually quite a softy, especially at home.

Which food critic's opinion do you most respect and why?

Our customers! They are our toughest and best critics.

What's your earliest memory of cooking a full meal, what was the recipe?

My childhood favourite is mum's shepherd's pie, Yorkshire pudding and roasted potatoes. I remember coming home from school and going to the kitchen to help her. It's because of her that I discovered my love for cooking.

Your wife Tana has released a number of cookery books.

How do you differ in the kitchen?

Tana's books have been a huge success and she has really captured the domestic cooking scene. We've both written many cookbooks over the years and both our



I love Scott's for fish and Ollie Dabbous' restaurant for a treat with my wife

styles are accessible to home cooks but the main difference is that Tana's style is much less fussy and more straightforward than mine. I love to focus on slightly more technically challenging dishes with more complex flavour profiles.



Gordon's wife
Tana has her
own successful
cookbook series

Your daughter Matilda has her own cooking show on CBBC, what advice did you give her?

We give all of our kids the same advice, to keep trying, and never give up.

When did Matilda first show an interest in cooking?

Tana and I have always wanted our kids to understand where food came from so they knew not to waste it. From a young age, they grew up around chickens, pigs and turkeys in the garden. We would discuss where meat came from and how their pets were going to become tasty sausages. Tilly [Matilda] showed an interest in baking and then she learned how to have fun with it. Then she tried experimenting with different recipes. She has many interests but would rather be in the kitchen whipping up a new dish.

maze Grill Park Walk and maze Grill Royal Hospital Road are open now; maze Grill 11 Park Walk, Chelsea SW10 0AJ and 79 Royal Hospital Road SW3 4HN;
gordonramsay.com

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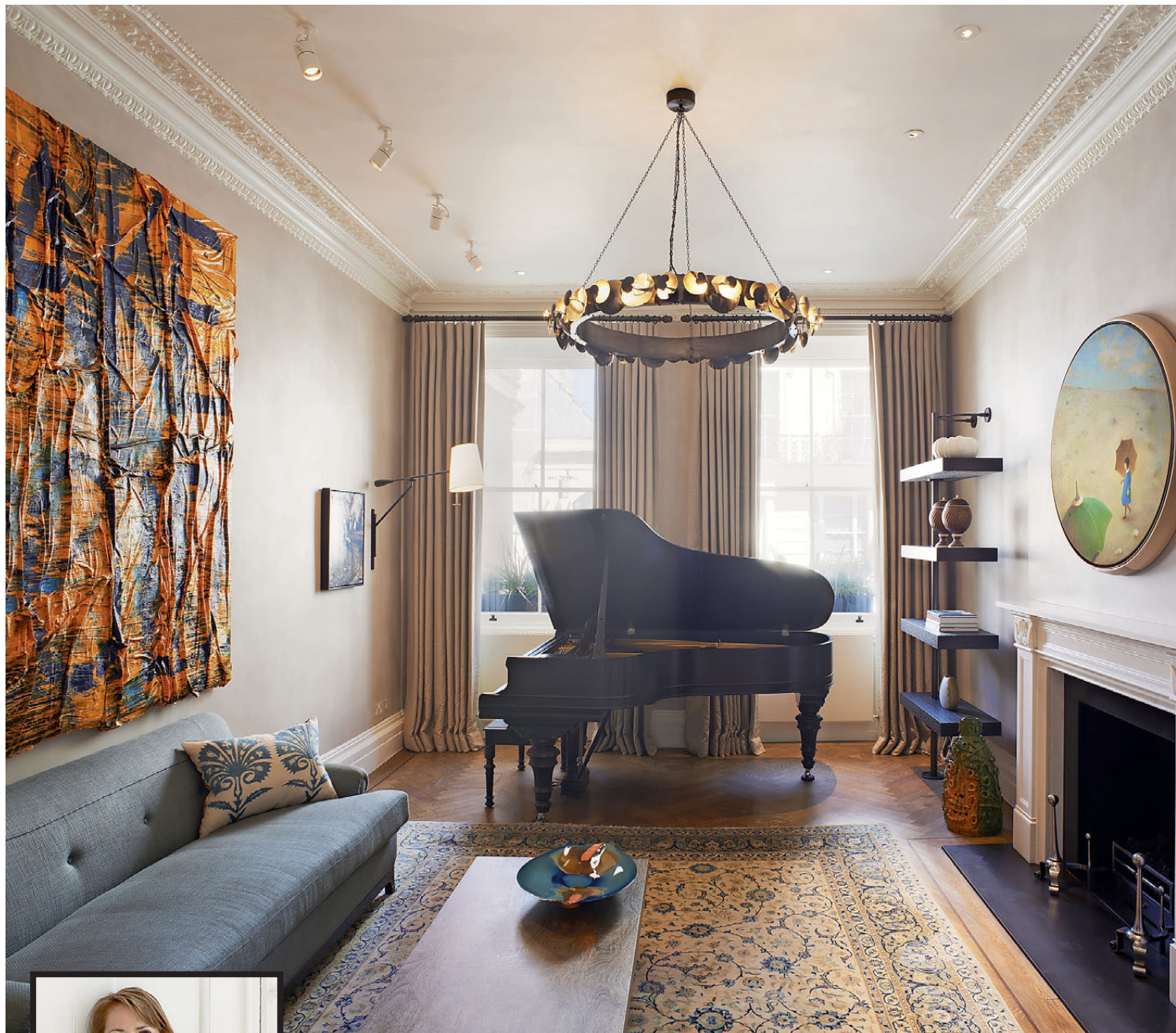
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AN ART FORM

Making expensive artworks look their best is something of a forte for interior designer, April Russell

Words JACKY PARKER

Where to position an artwork at home can fox even the most avid collector. Eyeing a spectacular painting, photograph or sculpture against the blank canvas of a gallery is quite a different matter to making it work within a domestic environment, complete with people, pets and life's paraphernalia, which is where interior designer, April Russell comes in.

Having trained at Inchbald School of Design and Sotheby's, April specialises in creating interior spaces that incorporate a client's existing or growing art collection. 'It's great to work with art as a focal point,' she explains. 'It provides a subject matter and a colour palette to decorate from.'

A native New Yorker, Russell came to London to study in the late seventies, and settled here after meeting her first

husband. With her grounding at Inchbald and Sotheby's and an early interior design role with Jane Morris at Percy Bass, Russell was immersed in an array of luxurious decorating styles. After twelve years spent working for others, and having a family, she set up her own interior design practice in 1999. Adept at mixing art, antiques and furniture from a variety of eras, she creates interiors that stand the test of time.



She cites the interior decoration at Leeds Castle as a huge early influence. The Norman fortress was bought and restored in the twenties by Lady Baillie, an Anglo-American heiress, who happened to be April's first husband's grandmother. 'Although she was no longer around, we spent many weekends there,' she says. 'It had been decorated in the thirties by Stéphane Boudin, lead designer at Maison Jansen, a Parisian interior decoration company who decorated for all the Grand Dames in the U.S. (he was also later commissioned by Jackie Kennedy to decorate her private quarters in the White House). It was a mix of Art Deco and French style and despite having been designed so many decades earlier, everything had been traditionally made and still looked fabulous. It has refreshed but to this day it is still so beautiful.'

After almost two decades and a host of wonderful schemes to her name, April became restless and was keen to focus on a new area. 'I'd noticed that I found decorating for clients who had art collections really stimulating,' she says. 'I love the discussion around art and to work with someone's collection or favourite piece gives you guidelines and boundaries. It creates an atmosphere in a room and you know what the focus will be, so that's the direction I decided to pursue.'

Her clients now tend to fall into two categories: those who have been collecting art for some time and those who have just begun. 'Those starting out tend to be younger,' she says. 'Choosing

art is a very personal thing so we have art experts who can give advice if it's required. It's wonderful discovering new artists and our clients often have the opportunity to meet them.'

Once Russell has familiarised herself with a property and its owners (to

understand their lifestyle and taste) she will look at their art collection with them, and together decide where it will go. 'Certain pieces say where they should go; a bold, wild piece

would be unusual for a bedroom,' she says. 'So I start the map by deciding with the client which artwork will work best in which room, then I build up the interior much like you would a canvas. Whether it's a traditional or modern

*The surroundings
should support the
artwork rather than
detract from it*



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Left: April's design for a gentleman's artful suite; Above: an art collector's family townhouse in Belgravia

piece, I draw inspiration for the interior from it, so that the surroundings support the artwork rather than detract from it.'

As far from creating a bare white gallery-style box as you can imagine, this means carefully considering the background colours and finishes for each room. 'A lot of collectors feel that art should be on pale walls,' says April. 'We can do that but with our schemes the backgrounds are subtle yet beautiful. So we like to have texture or movement, which can be achieved with a specialist paint finish. We'll then use accent pieces to bring out the colours and textures in a painting, as it's easy to change them without a fuss. If you're hanging black and white photography, it looks wonderful against a strong colour as it will stand out.'

Artworks are often framed or re-framed to create cohesion and continuity within and between rooms. The next step is lighting, a significant part of the process. 'We dress the art,' explains April. 'So that includes how it is lit. It's important to light art well, as it makes a huge difference to the experience. Some people like picture lights or spots and others prefer decorative lights, so we determine what they prefer and where to position them. It's usually a combination of different light sources as we want the rooms to feel comfortable and balanced and for the entire scheme to feel harmonious.'

If you're hanging black and white photography, it will look wonderful against a strong colour

Lighting a piece can include making the most of the natural light available, and April enjoys adding interest to areas, such as hallways or guest WCs with bold artworks. 'Hallways can often be neglected,' she says. 'But they can create wonderful lighting which brings drama. They are a great platform as you have a focus along a hall or going up stairs so you can stage the art. On one of our projects we had a piece of sculpture, a small girl on a plinth, so we put her in a bay window on a landing, using the view outside as a backdrop. It was simple yet really effective and quite whimsical, especially when the trees moved.'

When considering the artworks that will form the basis of a scheme, April likens it to putting a puzzle together. 'I start with what the client has and wants to include in their new home,' she says. 'Then they show me what they like from magazines and you put the puzzle together. Once I have that it becomes my canvas to work from, and I build up with the elements I think they will like, so that there is a thread throughout the house. I like interiors that have softness and character, rather than sparkly or new; rooms with depth and history that welcome you.'

**April Russell Design Ltd. 13 Cheyne Court
Flood Street London SW3 5TP, 020 3055 0090;
aprilrussell.com**

GUSTAV KLIMT ADELE BLOCH-BAUER
1907 NEUE GALERIE NEW YORK



Designing Klimt

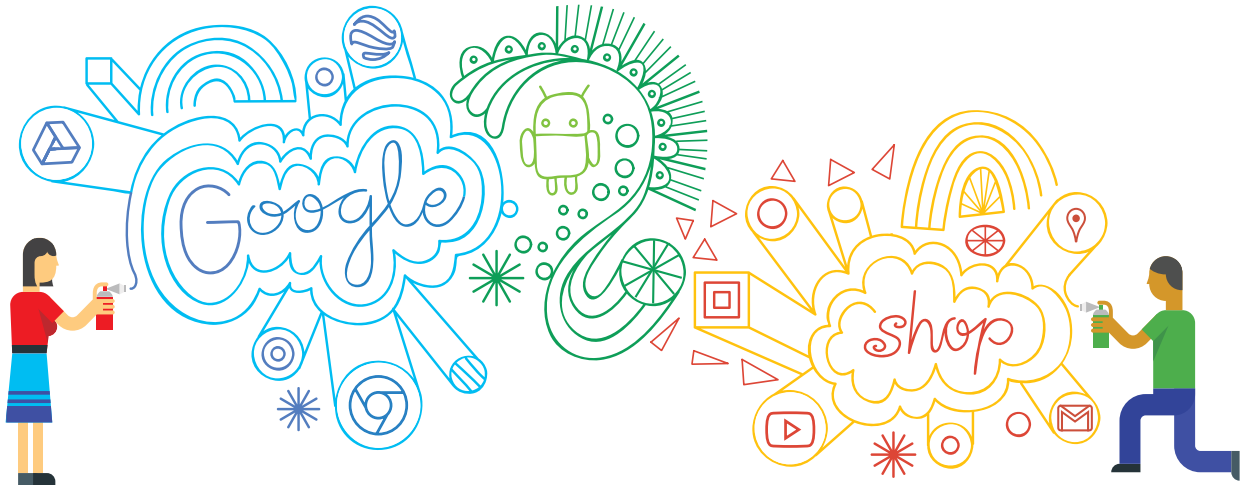
April imagines how she'd decorate her home around her favourite painting, the Portrait of Adele Bloch-Bauer

One of my favourite paintings is the Portrait of Adele Bloch-Bauer I by Gustav Klimt in the Neue Galerie, New York. I'd have it hanging in a room lined with bottle green silk velvet, with original rich oak floorboards. I'd have an Art Deco style sofa in the same bottle green shade, dotted with scatter cushions made from vintage textiles with splashes of gold and grand trimmings.

The painting would be lit exceptionally well so that it's the focus, and in the centre of the room I'd hang an elaborate French glass and brushed brass chandelier with candle bulbs that light the crystal drops. I'd finish the look with a wood burning fire and fill it with close friends and family. The room would be formal but it would be rich and warm and everything would gently shimmer to support the richness of the art.

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How to create A COOK'S KITCHEN

Fancy yourself as a bit of a master chef? Then you need a kitchen that will help you show-off your culinary skills...

Story KARA O'REILLY



HIDDEN KITCHEN

Bit of a neat freak? Then you need the kind of kitchen where everything can be hidden out of sight when not in use. Italian company Valcucine specialises in slick, clean-lined designs that contain and conceal every last bit of essential equipment – even the power sockets and extractor.

New Logica kitchen, from £10,000 for 1.5m base unit, valcucine.com

THE WORKING TRIANGLE

Everyone knows that to make your kitchen function seamlessly, you need a good 'working triangle' – that is, the cooker, sink and food storage all within easy reach of each other, as demonstrated in this classic Shaker-inspired design by Harvey Jones.

Shaker kitchen, from £18,000, harveyjones.com

LIVING KITCHEN

If you are going to spend lots of time in the kitchen, then make it a space where family and friends can comfortably hang out with you. This Laurence Pidgeon-designed kitchen has all the storage and kit a keen cook could need, plus plenty of socialising space.

Systemat kitchen in gloss white lacquer with Verde Vienna granite worktops, from £20,000, laurencepidgeon.com



PERFECT PANTRY

If you've got the space, then why not install a proper pantry area, like this design by John Lewis of Hungerford? It's a good solution for storing all those kitchen bits and pieces that are not in regular daily use, plus keeps the messy prep all in one place.

Artisan kitchen, from £25,000, john-lewis.co.uk



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SHELVES IN REACH

Ceiling-hung shelves above an island or cooker area make the most of otherwise wasted space and are a great way to keep all the essentials, such as pots, pans and utensils, within easy reach of your resident chef, as this slick, clean-lined design by Masterclass shows.

Sierra H Line kitchen, from £7,500, masterclasskitchens.co.uk



Think about what you most like to cook and install the appropriate worktop. This cool-to-the-touch porcelain work surface is perfect for preparing bread, pastry and pasta. Designed by Poggenpohl, the kitchen also features a breakfast cupboard, complete with boiling-water tap, which can be neatly hidden behind pocket doors when not in use.

+Modo kitchen, from £30,000, poggenpohl.com



DOUBLE ISLANDS

This is an innovative approach to kitchen design by Holloways of Ludlow: two bespoke side-by-side island units with enough storage to accommodate all the integrated appliances and essential utensils the chef of the family could possibly need. It is statement design at its functional best.

Bespoke kitchen, from £25,000, hollowayskitchens.com



Kitchen Essential

Krups bean-to-cup coffee machine, £599, debenhams.com



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STORAGE SOLUTIONS

Now we've become a nation of foodies, nearly every home has a small library of cookbooks. So why not make a feature of them, and keep them to hand, by adding in bookshelves at the end of your run of units like this design by Roundhouse – which has a real knack for turning practical kitchen storage into a thing of beauty.

Urbo bespoke kitchen, from £35,000, roundhousedesign.com

Kitchen Essential

Kitchenaid 6.9l Artisan Stand Mixer, £799.95, johnlewis.com



LARDER ALCOVE

No room for a walk-in larder? Then work with the architecture of your kitchen and instead turn an alcove space into a useful larder cupboard, like this design by Smallbone of Devizes. A statement feature, it will also mean you can instantly put your hand to any ingredient you could ever need.

Macassar kitchen, from £40,000, smallbone.co.uk

MULTI-TASKING ISLAND

An island feature no longer has to be a solid block of units. Instead mix and match cupboards and open storage space to house your kitchenalia in the way that is most useful to you. Then finish with a protruding work surface to add a relaxed seating/eating area.

Tally's Gaia Kitchen, Mobalpa Kitchens start at £10,000, 2 Park Street, Chelsea Creek SW6; mobalpachelsea.com





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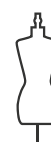
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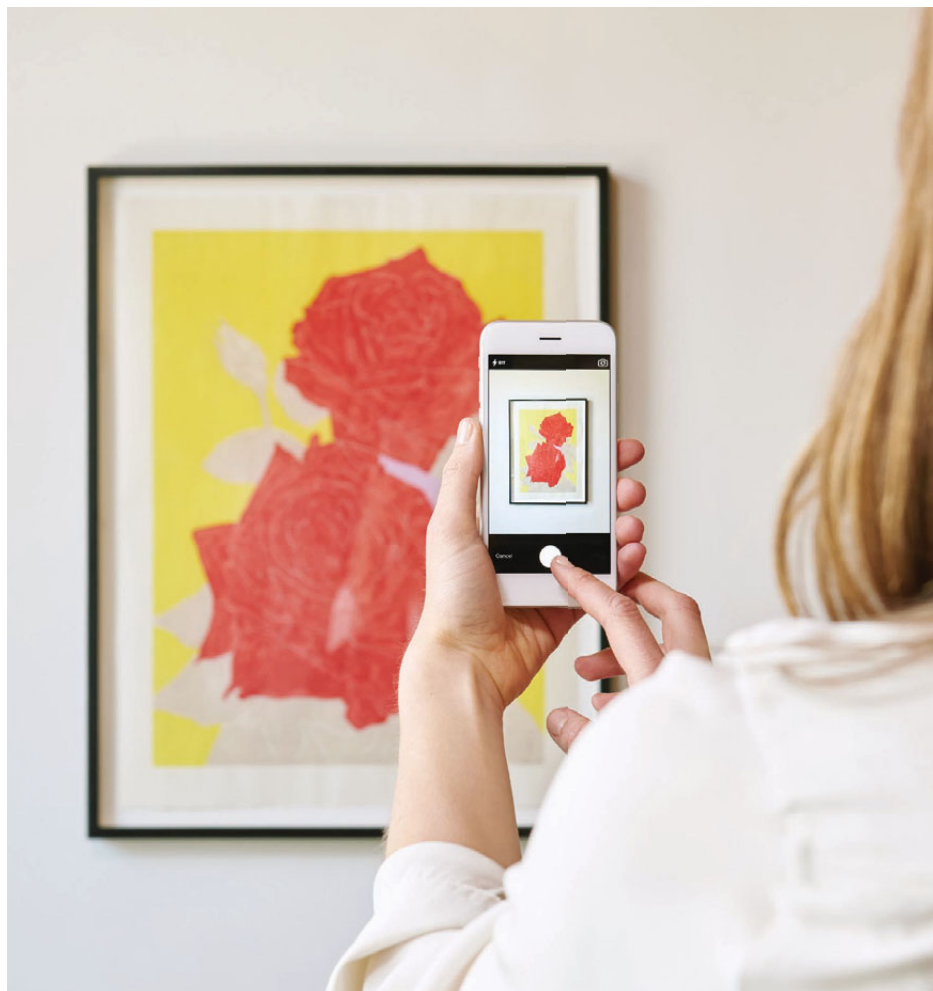
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Inspired by majestic Far Eastern style, Lombok's classic teak collection creates a grand impression. The range has been handcrafted from solid teak using traditional Indonesian techniques with intricate detailing. Keraton carved four-poster bed, £1,995, Keraton carved blanket chest, £895.
204/208 Tottenham Court Road W1T 7PL;
020 7736 5171; lombok.co.uk

GLOBAL GATHERING

From Far Eastern influences to southern style, these colonial-inspired interiors ideas mix heritage with contemporary design

Words VICTORIA PURCELL



PURE PLANTATION

Create a plantation-inspired sanctuary by stocking your conservatory with palms alongside John Lewis' Ariel collection. The weathered eucalyptus frames are finished with fisherman's rope for an air of worn-in colonial style. Ariel three-seater sofa, £525, coffee table, £175, lounging armchair, £250. Accessories also John Lewis.

johnlewis.com

ALFRESCO STYLE

For a contemporary take on plantation style, try Indian Ocean's Carlisle outdoors collection, which combines an aluminium frame with teak feet and a durable rattan weave. Arrange the individual pieces as suits your needs. Lounge chair £1,395, ottoman £795, coffee table £550.

155-163 Balham Hill
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indian-ocean.co.uk



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6 KARA O'REILLY



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Carnation large lampshade, £72, wintersmoon.co.uk



Autumn Sedum lampshade by Anna Jacobs, £85, quirk.co.uk



Set of six Peony glasses, £69, grahamandgreen.co.uk



Mimosa melamine plate, £4, habitat.co.uk



Rosia cushion, £13.95, jossandmain.co.uk



Hand-painted stool, £199, featherandblack.com



Ditchling armchair in Liberty Garden, £1,923, sofasandstuff.com



Jug, £19.50, marksandspencer.com

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in Garden Bloom
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grahamandgreen.co.uk >



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Heal's 1810 Parade
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Bridgland, £55,
heals.co.uk



Still Life Flowers stool
by Piet Hein Eek
for NLXL Lab, £109,
rockettstgeorge.co.uk



Tropical Floral
deckchair, £69,
marksandspencer.com



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therugcompany.com





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PARTNERS IN TIME

Vintage London fashion meets Stockholm minimalism with Larsson & Jennings watches

Larsson & Jennings is part Swedish, part British, how do those two cultures blend in the world of watchmaking?

Much of the inspiration behind the product comes from the classic British dress watch which for us is an icon in watchmaking, and to this day still relevant in its design. For Larsson & Jennings in particular the Swedish influence comes in our branding and small touch points in the product around minimalism and clean aesthetics.

Your watches are made in Switzerland. How have things changed in the industry there since the 'Quartz Crisis'?

Switzerland always has and will be the home of larger scale luxury watch making. There are niche pockets of luxury watch

manufacturing outside of Switzerland which are really interesting and of course Asia at the other end of the scale. Switzerland, however, now has a place and kudos in creating quartz watches as well as automatic and mechanical which it is famous for.

How would you describe the L&J style?

Classic, clean and subtle. I think we've done a very good job at creating a design and brand that pays homage to the vintage British dress watch but neatly intersects with contemporary fashion and presentation too.

You're often cited as the 'affordable luxury watch' why do you choose to keep your prices lower than other similar brands?

For the simple reason that we looked



around and, in our eyes, saw poorly built and designed watches at over-the-top prices. We wanted to create something different and it was important that we were an achievable product presented in a premium way.

What's the story behind the brand - how did it get started?

Two friends, Joakim Larsson and Andrew Jennings, from Stockholm and London respectively were looking to create a watch brand that honoured the classic British dress watch but had a more contemporary and minimalist feel.

The brand launched in April 2012 with three of us involved (Joakim Larsson, Andrew Jennings and myself) and now we are a team of 12 across London and New York.

How would you describe a typical L&J customer?

This is difficult as it's honestly so varied. In our store in Seven Dials we see late twenties female fashion customers through to late thirties men in suits and ties. What keeps our customer together is essentially the desire for a slim, sleek and subtly designed wristwatch.

What goes into making an L&J watch?

All of our watches are manufactured in Switzerland, we use Swiss movements, crystal sapphire glass, brass dials, diamond cut aluminium hands and grade A stainless steel casing (sometimes plated). The leather for our straps is hand picked from our Swedish and British tanneries and then sent to Italy where they are all handmade before being sent to Switzerland for assembly.

Insight from Freddie Wyatt, Creative & E-Commerce Director at Larsson & Jennings.
53 Monmouth St, London WC2H;
larssonandjennings.com



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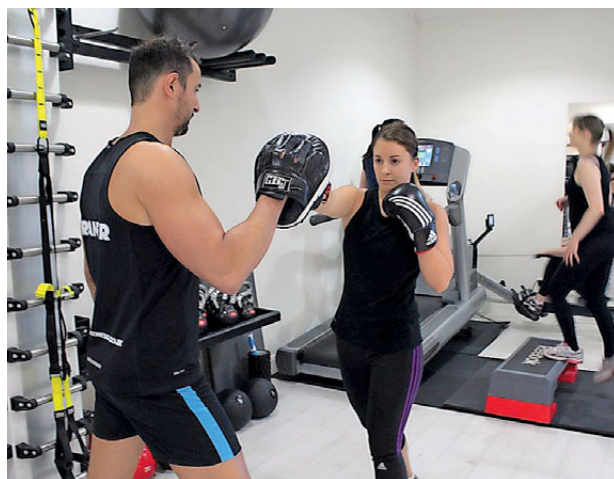
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JEWELLERY BY HALL

HALL is a new fine jewellery store located on Lonsdale Road, Notting Hill. The bijoux gallery space features guest designers such as Annette Ferdinandsen, Paola van der Hulst, Paloma Aboy and Selin Kent alongside HALL's own fine-fashion jewellery collection and edit of antiques. Open Mon-Sat 11-5.30pm and Sunday 11-4pm.

52 Lonsdale Road, W11 2DE; hall-collection.com



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Masala Grill has launched at the original Chutney Mary site

GRILL KING

A few months ago, the historic Chutney Mary closed its doors on the King's Road, now Masala Grill (owned by the same group) has risen from the ashes. It will focus on Indian home cooking, street food and of course, grilled dishes. The arrival will be welcomed by anyone who likes a good deal, with a two course meal including wine coming to around £40 per head, a rarity for the King's Road. Meanwhile, Chutney Mary has relocated to a new venue in St James's.

535 Kings Road, Chelsea SW10; masalagrill.co

FOOD NOTEBOOK

The latest food news in west London



ANOTHER ANGLE

Wright Brothers will soon be launching a fourth London restaurant in South Kensington. Oysters will be the speciality – but without the high price tag of other venues. It will take over the old site of La Bouchee in August.
56 Old Brompton Road SW7;
thewrightbrothers.co.uk



Truffle hunting

The Queen's chocolate company of choice Prestat is thinking outside of the box, launching the very first London Café Prestat in Sloane Square. The small venue has outdoor seating to keep the summer sweet. As to be expected, the café is stocked with all manner of posh chocolates (Heavenly Hazelnut, Mango Fandango, Rhapsodic Raspberry) but also serves coffee, quiche and other small lunch dishes.

186 Pavilion Road, Chelsea
SW1X 0BJ; prestat.co.uk

STIRRED NOT SHAKEN

A second branch of Mimosa bar and restaurant has opened in Chelsea, complete with the a terrace area and a sizeable cocktail menu. Lunch, dinner and weekend brunch will be served, featuring dishes like pork and quail pie, lobster mac and crispy soft-shell crab.

86 Fulham Road
SW3 6HR;
mimosa-london.co.uk



Lone Wolfe

Wolfe Conyngham, younger son of the 8th Marquess Conyngham may have a lofty title, but his restaurant Wolfe on All Saints Road was launched in a uniquely understated way, without the usual PR furore. It seemed to appear out of nowhere, before receiving a rave review from the Evening Standard's Fay Maschler. Now, locals all over Notting Hill are darkening the Wolfe's door. Expect dishes like venison fillet, lamb rump and cod with clams, tomato and monksbeard.

29 All Saints Road W11 1HE;
wolfe.london

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TOM PARKER BOWLES

Does the power of television translate to the dish?

It all started, as is so often the way in matters gastronomic, with a Frenchman. Marcel Boulestin, to be precise – the original television chef. Boulestin was an interior designer, food writer, restaurateur, teacher of cookery to well-heeled ladies and ardent anglophile. He was also a television pioneer, creating everything from kebabs and salads to rougets Marseillaises on the BBC from 1937 to 1939.

However, the true celebrity chef phenomenon took off with one man and one book, Marco Pierre White and *White Heat*. Suddenly the chef, for so long a figure hidden deep within in kitchen and kept very much behind the swinging door, came to the fore. The celebrity chef was born and a whole nation fell in lust.

And that was it. The era of the celebrity chef was upon us. Sure, we had seen the likes of Gary Rhodes and Anthony Worrall Thompson, chopping and chatting on the telly (and despite later forays into reality television, these two fellas were very talented cooks). But in came Gordon and Jamie – one swears, one sweet – and ‘chef’ quickly became ‘brand’, selling books by the million.

But have we now had enough? Is the celebrity chef phenomenon overcooked, ready to throw out with the scraps and old oil? Does a famous name above a restaurant door still guarantee quality within? Of course not. I would no more eat at a restaurant on account of the fame of its owner than I would judge a place on the colour of its loo roll. All that matters is what happens in the time between walking in and walking out.



Royal Hospital Road has a celebrity name above the door and three Michelin stars

The list of wonderful chefs who don’t, thank god, happen to be household names is as long as it is esteemed; Phil Howard at The Square, Brett Graham at The Ledbury, Tom Pemberton at Hereford Road, Mark Hix at his ever growing empire, Sam and Sam Clark of Moro, Claude Bosi at Hibiscus, Eric Chavot at Brasserie Chavot, Jeremy Lee at Quo Vadis, Bruno Loubet at The Grain Store, The Galvin Brothers, and Ashley Palmer Watts at Dinner all manage culinary excellence without televisual fame.

And there are big name, ‘celebrity’ chefs whose name I trust. Raymond Blanc, Heston Blumenthal, Michel Roux Jr and Tom Kerridge are all masters, who happen to be on the telly too. I love Jamie’s Italian places, value and quality, and we tend to forget that Gordon Ramsay still holds three stars at Royal Hospital Road (take a bow, Claire Smythe). So as ever with restaurants, forget the hype and hyperbole. Some names guarantee quality, some don’t. The telly might bring in the punters, but it can’t make them return.

THE RESIDENT RECOMMENDS

Corrigan’s Mayfair

Irish chef Richard Corrigan has been on a whole host of TV programmes both in the UK and Ireland. His top-notch Mayfair restaurant continues to draw the crowds whether he’s on screen or not.

28 Upper Grosvenor Street, W1K 7EH;
corriganmayfair.co.uk

Murano

Murano’s Angela Hartnett is no stranger to TV appearances. She’s been on Hell’s Kitchen and BBC’s Kitchen Criminals, but her beautiful Italian cooking speaks for itself, regardless of her celebrity.

20 Queen Street, W1J 5PP;
muranolondon.com

Koffmann’s

Pierre Koffmann helped train both Marco Pierre White and Gordon Ramsay, but he has always been more concerned with the chef’s kitchen than the spotlight. His restaurant is a fine-dining institution.

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THE MAGAZINE

Words ALEXANDER LARMAN

If there was an award for best-located restaurant in London, The Magazine might well take it. Sitting next to the Serpentine, it inhabits a Zaha Hadid-designed building, with Hyde Park on the doorstep and Kensington just a short stroll away. As a place to spend time, whether that's just having a drink or a full meal, it's pretty much unbeatable. However, all this counts for little if the experience isn't up to much, and gallery restaurants seldom provide much in the way of culinary fireworks. Does The Magazine have enough ammunition?

The answer is 'mostly'. Visiting on a warm weekend lunchtime, dishes, under recently appointed head chef Emmanuel Eger, ranged in accomplishment and ambition. A starter of Thai chicken salad was fine without being particularly exciting, and a main course of baked aubergine with bulgur wheat was rather uninspiring. Set against this, another starter of crushed avocado and cottage cheese on sourdough toast was exemplary, as was a main of fillet steak with lettuce and salsa. The food tends to be light, fresh and seasonal; while it doesn't push any culinary boundaries, it's very easy to enjoy. Puddings were a particular treat;



Torched avocado,
marinated ricotta and
mild harissa

I won the informal competition that I always have with my wife on this round, with my cookies and cream a moreish treat that left her lemon curd looking wan by comparison.

There is a very strong drinks list, both in terms of cocktails and wines. I tried the signature cocktail, a blackberry and coriander

margarita, which had a savoury kick that overpowered any sweetness in the blackberry. The wine list has a strong selection from the South African producer Graham Beck, as well as some interesting natural and organic wines. Prices start reasonably, but then quickly rise into abstract levels, especially if the Mouton Rothschild Pauillac, £915, was to be ordered.

The Magazine isn't a faultless operation in terms of the cooking, but there are more hits than misses, and when it's firing on all cylinders it's very good indeed. But it's the stylish building that you'll visit for, helped by the friendly staff. A summer lunch spent here is likely to be a memorable one.

COST

Dinner for two around £100

GOOD FOR...

often excellent food in one of London's most stylish dining rooms

WHAT TO EAT...

the side dishes of avocado and ricotta and the lemon spinach are unmissable, whatever you have as a main

WHAT TO KNOW...

opening times vary, but a weekend brunch or lunchtime is probably your best bet, or an early evening on a Friday

RESIDENT RATING

★★★★★

Serpentine Sackler Gallery, Kensington Gardens W2 2AR; magazine-restaurant.co.uk

The Merchant of VENICE

*Restaurateur, TV star, writer and columnist
– is there anything Russell Norman can't do?
The busiest man in London shares his secrets*

#V ALEXANDER LARMAN





Left: Bird's eye view of Chelsea Polpo; below: a selection of Venetian-style small plates



Ambrose Bierce's classic book *The Devil's Dictionary* defines success as 'the one unpardonable sin against one's fellows'. If that's the case for Russell Norman, then he has committed many an unpardonable sin and should be looking into getting absolution, pronto. Not only has he built up a flourishing mini-empire of acclaimed restaurants across London, but he has also had a bestselling cookery book, *Polpo* and a TV series, *The Restaurant Man*. When we meet, he is on the verge of publishing a new book, *Spuntino: Comfort Food, New York Style* and has just opened his ninth restaurant in Duke of York Square in Chelsea. With great success comes great fatigue; he notes wryly, when I ask him when he manages to sleep, 'weekends, really.'

He makes it all look so easy, but as it turns out, securing his latest venue in SW3 was far from simple. 'We look at a variety of sites every month, and turn down ten places for every one we look at. Occasionally, Richard [his business partner Richard Beatty] and I both find somewhere and get really excited about it, whereas normally we play devil's advocate and talk each other down. But when it clicks completely, we just say "yes, we've got to do it". And our new site, in Duke of York Square, is the best example of that. The landlords, the Cadogan Estate, are famously fussy and so we had a very tough fight on our hands to convince them that we weren't just a chain. But thankfully we did.'

The Chelsea Polpo has a huge alfresco space, and is now operating as an all-day restaurant, with a popular breakfast menu. 'Six years ago, nobody ever went out for breakfast – except for people finishing their nights – but now it's become a buzzy time for a meal, like any other. And it's almost bewilderingly popular with tourists, too!' he says.

Russell is also awaiting the publication of his second cookery book, this time based on the American-themed dishes of his restaurant *Spuntino*. He's all too aware of what he terms 'second album syndrome' – 'it's at the

absolute forefront of my mind, because the Polpo book was so important to so many people. We had to up the ante, and create the same relationship with downtown New York that we did with Venice in the first book. The knives – and forks – will be out, and I'm sure there'll be people waiting to take me down a peg or two, but, now that it's at the printers, I'm aware it's all out of my hands. It still makes me nervous, though.'

At weekends, he escapes with his family ('I try and see them in the week, but it's hard...') to a house outside Canterbury, and tries to relax. 'I have an idea that I'd like to make that my permanent home, and stay in London when I had to, as you get older, it becomes an increasingly seductive idea.'

His appearance as *The Restaurant Man* has given him a reluctant quasi-celebrity –

'while I was waiting for you, someone came over to me, armed with a menu, and asked for my autograph, and I wanted to say "You've got the wrong man!" – and he's looking around for more TV projects in the future, along with yet more restaurants to add to the Russell Norman saga.'

When I ask how he manages to keep all the balls in the air, he smiles and shares a story he uses to sum up his approach to work. 'There's a koi pond in the garden of my Kent house, and there were a couple of sterlet fish in there – really weird, prehistoric creatures, like miniature sharks. We got some blanket weed in the pond, and while I was procrastinating as to how to get rid of it, the sterlets died. After, I realised that, like sharks, sterlets can't reverse, or go sideways, but have to keep on going forward, as otherwise they get caught up in the weed and die.' He pauses for effect, 'I suppose that I'm like a sterlet. Whatever I'm doing, whether it's changing a lightbulb or opening a restaurant, I've got to have a list of tasks, and, as my wife pointed out the other day, I'm completely task-oriented, regardless of how big or small they are.'



81 Duke of York Square SW3 4LY, 020 7730 8900; polpo.co.uk

HISTORY REPEATING

Close encounters with endangered species, rich heritage and exotic cuisines – Mauritius offers you a luxury escape you'll never forget

Words VICTORIA PURCELL



Petting a giant tortoise is now up there with my most wonderful experiences of all time. They're so peaceful and prehistoric-looking, and they love a stroke under the chin. Should you find yourself lucky enough to be holidaying on the beautiful island of Mauritius, located east of Madagascar in the Indian Ocean, I suggest you make it a priority to seek out these astonishing creatures.

Our encounter of the tortoise kind occurred on the Ile Aux Aigrettes, a

tiny coral island just off the coast of Mahébourg in the south east. Ile Aux Aigrettes is a nature conservation site where the Mauritian Wildlife Foundation is working to return the flora and fauna to that of native Mauritius, before explorers introduced rats, pigs and other domestic animals which, along with hunting, engineered the demise of the poor dodo and other endemic species. The foundation is working wonders, providing a safe environment for endangered native species like the Pink

Pigeon, Telfair Skink and Ornate Day Gecko. If you're lucky, you'll meet Benny Henry here, who used to help out on the island after school and is now an very passionate part of the team. He's a fount of knowledge, talking us through their work to breed fruit bats and tortoises, and the clever evolution of the plant life. Benny introduced us to MT7, his favourite tortoise, and showed us just the right spot to give her a tickle so that she'd slowly rise up and stretch out. I've never seen a group of adults in such awe.



TRIP NOTES

A deluxe room at Heritage Awali starts at £276 per night (two sharing) on an all-inclusive basis. A deluxe room at Heritage Le Telfair starts at £260 per night (two sharing) on a B&B basis (see heritageresorts.mu or call +230 266 9768). Fly from London Gatwick to Mauritius via Dubai with Emirates (see emirates.com).

Far left: Beautiful beaches and sparkling seas await at Heritage Le Telfair. Above: Le Telfair's colonial-style rooms and the view that greets you on arrival



Heritage Awali's Boma is an unforgettable experience



We visited Ile Aux Aigrettes as part of a guided tour with Mautourco (mautourco.com), taking in some of the south's tourist hotspots including the dramatic, wave-pounded cliffs of Gris-Gris, the peaceful lake of Grand Bassin, which is a sacred lake for the Hindus adorned with colourful religious statues (and some incredibly cheeky monkeys), the Rhumerie de Chamarel for a spot of rum tasting, the impressive Chamarel Waterfall and the truly magnificent Black River Gorges National Park – a vast, lush conservation area that looks as if roaring, battling dinosaurs could emerge from it at any time.

When it comes to a place to call home, the Heritage brand of resorts immerses you in luxury woven around Mauritius' rich, diverse history and culture (the island was colonised by the Dutch, the French and the British, and also has strong African and Indian influences). You'll find world cuisines, fantastic hospitality from the kind of warm staff with whom you can strike up a friendship, and a wealth of experiences there for the taking.

Heritage Awali in Domaine de Bel Ombre, on the south of the island, will see you immersed in Mauritius' African heritage with suites in shades of ochre, dark wooden furniture, cool stone tiles

and thatched roofs. While here be sure to try the Boma dining experience, a fantastic outdoor grill-buffet serving game from the nearby nature reserve and plenty of freshwater fish, all set around a campfire with live African music and dancers. There's also the chance to let your hair down and learn some tribal dance moves. You can't help but get swept up in it all and you'll soon find yourself giggling away with guests of all nationalities.

Just next door is Heritage Le Telfair, which embraces the island's colonial past. The resort is inspired by Charles Telfair, a 19th century naturalist known for his work in the sugar cane industry and for founding the Natural History Society of Mauritius. It's designed with the grand character of former plantation houses – imposing white wooden structures that seem to reflect the glistening blue seas.

The colonial-style rooms, housed in pavilions set among tropical gardens, feature four-poster beds with flowing linens, deluxe bathrooms, white shutters and French windows leading onto column-framed balconies.

Petting a giant tortoise is now up there with my most wonderful experiences of all time

There's also the C Beach Club – where you can try your hand at watersports like kayaking, kitesurfing and paddleboarding, or even take a Segway tour of the resort – as well as a championship golf course and nature reserve, which offers wellness walks and four-wheel-drive safaris.

The joy of these two neighbouring resorts, completely different in

character, is that you can stroll along the beach between them, sipping rum cocktails in the various bars and indulging in world cuisines at the

numerous restaurants. Gin'ja is my particular favourite – a sleek, Pan-Asian operation with excellent sushi and teppanyaki – closely followed by the impressive Château de Bel Ombre, an authentic 19th-century mansion that has retained the charm of the colonial era and serves up Mauritian fine dining.

Both Heritage resorts also have their own Seven Colours Spa, which uses the seven colours of the chakras as a starting point to relax and reset mind and body and boost your energy levels. Chill out in the outdoor hydrotherapy pools, indulge in a full-body massage, doze off in the outdoor relaxation rooms and truly, truly lose yourself in this wonderful island paradise.



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Hayfield Manor is a country-style escape in the heart of Cork city; below: the Hayfield Master Suite



CITY BY THE LEE

Nobody does civic pride quite like the people of Cork, but can it really impress in 48 hours? Catherine McCabe gives it a try

The thing I love about Cork' my friend whispers to me as we nurse our hangovers in the Triskel Arts Centre café, 'is the inferiority complex of its people,' and we burst out laughing. If you're confused, chances are you've yet to visit, because the first thing you notice about Corkonians, is that they actually possess a special kind of pride and confidence in their city.

Everything seems easier here – even the transfer from the airport, less than 20 minutes in a taxi (around €15). Our hotel, Hayfield Manor, one of the few five star venues in Cork, is the kind of beautiful restored Victorian home-turned-hotel normally found miles beyond Slough train station in the UK. Here, it's a short walk from the city centre, located right behind University College Cork. The UCC just happens to house the Lewis Glucksman art gallery – a striking 'floating' building that looks like half-finished a Chinese puzzle. The service at the Hayfield is second to none – cordial but never overbearing, and the rooms old-country style with outrageously



Cork locals often refer to the city as 'Ireland's true capital'

TRAVEL NOTES

Stay in the Grand Suite at Hayfield Manor from €590 per night or choose a Manor Room, from €189 per night. Contact: +353 21 484 5900; hayfieldmanor.ie. Hayfield Manor is one of the Small Luxury Hotels of the World slh.com

comfy, enveloping beds. By the entrance, there's an aviary and a rabbit run. Who wouldn't love a hotel with resident rabbits?

I usually ignore hotel spas and opt for a pack of smoky bacon and a Beamish, but The Beautique at Hayfield is worth skipping a stout for. A pool featuring sun loungers that look out onto hotel gardens is not a regular sight in blustery Ireland, but this is Cork, where optimism lives.

The great thing about this country escape is that you actually get to escape, with the option to run free over the River

Lee to the city centre.

The Mutton Lane Inn, a hidden heritage pub opposite a famous wall mural, is a good place to start the night. Arthur Mayne, a 120-year-old chemist that's now a wine bar and restaurant is worth a visit for its sharing plates and walls lined with potions and elixirs.

It took me 48 hours to understand why

Corkonians champion the 'People's Republic' with such conviction. It's got the energy and culture of Dublin, without the herds of stags and hen dos. It's got jazz, fresh farmers' produce from the English Market; it's got Cillian Murphy for crying out loud. On the flight back to London, I found myself looking out over my city and thinking 'well, it's all right...but it's not Cork.'



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Caterham School aims to inspire their pupils both inside and out of the classroom, led by Kim Wells' (pictured left) initiatives

INDEPENDENT SPIRIT

Caterham School leads the way when it comes to innovative teaching, but what does it all mean for their pupils' learning?

Words MARK KEBBLE

Looking at one of the host of articles online by Caterham School's Director of Learning & Teaching, Kim Wells, the opening of one really catches the eye: 'At a highly successful academic school in the top 40 for both A-level results and for Value-Added, convention dictates that it is all about getting outstanding exam results. I disagree.'

'Results and independent thinking are not mutually exclusive,' says the man himself. 'Rather than telling the students something, there is an element of passing on knowledge to them and letting them find their own solutions. It's a case of fixed learning versus fluid learning. A fluid learner is a pupil who relishes a challenge; a fixed learner is wary of a challenge as they don't want to be seen to make mistakes.'

You will be left in no doubt as to which category a Caterham School student fits into. It's a wonderfully innovative, inspirational day and boarding school for pupils aged three to 18. Headteacher Julian Thomas has done

such a sterling job that he is off to Wellington College in the new academic year, and the evolution of the Director of Learning & Teaching role shows how forward-thinking he really is. 'Julian gave me a blank sheet of paper, which is very empowering,' Kim adds.

Kim has done quite a bit with that blank sheet. Take the Study Buddy programme by way of example, where sixth form students volunteer to be trained in coaching and mentoring techniques to work on a weekly basis with younger students. 'The best form of learning is to teach,' Kim explains the premise behind the scheme. 'It deepens their understanding of their own subjects.' It's been such a success that in 2011 it won the Independent Schools Awards Education Initiative of the Year.

There's plenty more where that came from. The school's Learning to Learn programme begins during the early

stages of a pupil's secondary education, covering areas such as presentation skills, mind maps and learning styles. 'Your brain is like a muscle,' Kim explains, 'it can be trained. Skills are an essential part of learning – it's not just about knowledge.'

Back in the sixth form and Caterham have introduced an Independent Research project. 'I am big fan of A-levels, but probably the one thing missing from them

A fluid learner is a pupil who relishes a challenge. Let them find their own solutions

compared to the International Baccalaureate is that the latter has the Theory of Knowledge paper,' Kim says. 'This is our version of it if you like.'

Exam results are indeed flourishing at Caterham School, but students take away much more than a grade on a piece of paper. 'I believe it's all part of a long journey. We want to inspire a love of learning,' Kim concludes.

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DISCOVERMORE



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WATCHING THE WORLD GO BY

With the summer holidays almost here, one education expert argues why we should let our children enjoy doing nothing

Words SUE LAIDLAW



I wonder if, like me, the recollection of your childhood involves memories of sunny summer days, playing outside until the grass became damp as the sun began to set. Perhaps part of the image becomes richer and rosier with the distance of the years, but without doubt part of it was reality. There was time just 'to be'.

For all the right reasons, we parents today are eager to fill our children's time with worthwhile activity. Term time timetables are full of extracurricular activity – sport, music, dance, art, and the rest. Of course all this is important, but so is the antithesis of all this business. In short, it is important to allow our children to simply be bored.

In this era, it is the brave parent who does this with confidence. However, start early and you will find that you will be nurturing children who, far from getting bored will, in the future, have the inner resources to never be bored.

We are all born with the innate ability to be resourceful, creative beings. Although early exposure to learning skills and becoming accomplished in many areas is vital and contributes to harnessing this creativity, we all require time to develop creativity and the ability to be innovative from within. All this is particularly true in an age where children seem to have access to entertainment and activity, 24 hours a day.

At a young age, children who are



Allowing children to just be will help develop an innate sense of adventure

You will be nurturing children who will have the inner resources to never be bored

thrown back on their own resources will always find ways to entertain themselves and each other. Back in the hazy days of my childhood garden, we organised races and obstacle courses; discovered worms and ladybirds; made daisy chains; created plays; and we still had time to lie in the grass and look at the clouds, which were dogs and candy floss and sheep!

As young children turn into teenagers, it would be unrealistic to suggest that too much 'getting bored' is healthy or worthwhile. The hope is, however, that those who have had untimetabled time at

a young age will be familiar with using their own initiative and, even, common sense. As a parent of one post-teenager, one nearly finished with being a teenager and one fully fledged teenager, I am not unfamiliar with the many shades of teenagedom. I am an ambassador of the teenage years and I have the joy of experiencing the wonderful resourcefulness of those years:

planning trips, developing creative thoughts and projects and observing impromptu, and constantly surprising, acts of thought and care for others. Although no-one would contribute this solely to the times of getting bored in childhood, those who have had time to consider and simply 'to be' rarely lack these traits.

Much of all this flies in the face of modern parenting, health and safety and our materialistic society. However, time to be bored adds to a sense of balance in bringing up resourceful, creative children – costing nothing, but adding a great deal. So, every so often, why not let your children lie in the grass and watch a few of those clouds go by...

Sue Laidlaw is Founder and Senior Partner of Laidlaw Education, Laidlaw Hall Specialist and Laidlaw School Search. For more information go to laidlaweducation.co.uk or call 020 8487 9517



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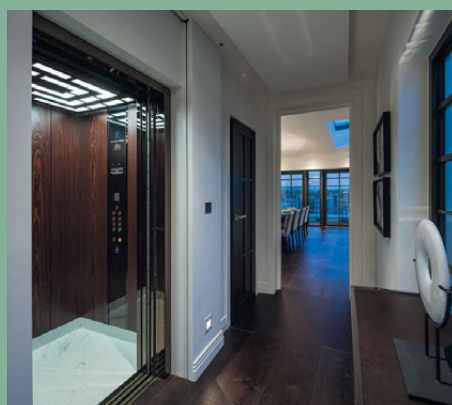


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This month we head east with our two-part focus on Crossrail, where we discover new stations and luxurious new developments. We also take a look at some homes with great views, find out the premium for properties close to independent schools and pick out five of our favourite properties on the market with kitchens that really are the heart of the home.

Karen

Karen Tait, Property Editor

Editor's pick: This refurbished two-bedroom flat on Nevern Square, SW5, has a lovely open plan reception room with windows overlooking the communal gardens: £1,425,000 (Douglas & Gordon, 020 7581 1152)



NEW



PROPERTY NEWS

Your update on London's homes & interiors

An educating story

Properties close to independent schools hold their value and are able to recover faster from a housing market downturn than average UK properties, according to the latest research from Hamptons International.

In England and Wales in 2014, the average property price stood at £173,500 while the average for a property within a two-mile radius of an independent school was £354,000. Prices close to independent schools currently stand at 116% of their 2007 market peak, compared to 98% for England and Wales as a whole.

The same pattern can be seen in London, where property prices are on average 30% higher than at the peak of

the market in 2007, but those close to an independent school are 66% higher.

Homes near London's best known schools have significantly outperformed the London average; properties close to

Westminster School are now 100% higher than the 2007 peak and at St Pauls School are 75% above peak levels.

Meanwhile, the draw of London's top universities make students the biggest

renters in Prime Central London (PCL), reports London Central Portfolio.

Student tenants pay an average rent of £28,866 a year in PCL, and represent the largest proportion of tenancy start-ups at 34%, with the financial sector in second place at 31%. Marylebone is the area most favoured by students.

*Homes close to an
independent school
are 66% more
expensive*



g h b

PROPERTIES WITH A VIEW

It's not hard to see why a good view would add saleability and value to a property – who wouldn't want to look out on a pretty garden square or the mighty Thames – so these lovely homes are unlikely to stay on the market for long.

1 48 Sloane Square

With seven windows overlooking Sloane Square, this second-floor apartment offers high ceilings, parquet flooring, a marble fireplace, three bedroom suites and two balconies. When luxury developer Aristo started refurbishing the apartment, they found a newspaper dating from 11 August 1904 under the floorboards – the year the building at No.48 was constructed and a period when Art Nouveau and later Art Deco architecture and interiors were in vogue. The finding inspired Aristo to meticulously re-create over 14 months a magnificent Art Nouveau and Art Deco inspired interior, complete with secret glass, marble, panelled and fabric doors behind which are 'hidden' rooms and features. The apartment is for sale for £7,975,000 (Rokstone, 020 7580 2030).

2 Abbey Lodge

If you'd prefer a view over Regent's Park, this fourth-floor six-bedroom-suite apartment is one of the largest in Abbey Lodge on Park Road, offering direct park views. It benefits from a 24-hour concierge, parking and communal garden, and has been inspired by and designed in the tradition of Manhattan's finest apartments with luxury interiors, high ceilings and vast lateral space. It is available for £5,000 per week (E J Harris, 020 7629, 4500).



3 Panoramic Tower

Just a 10-minute walk from The Houses of Parliament, this two-bedroom apartment in The Panoramic Tower offers dramatic views across the Thames, stretching from Battersea to Westminster, from the floor-to-ceiling windows. \$950 per week (Russell Simpson, 020 7225 0277).



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THE CROSSRAIL EFFECT

Following on from last month's focus on the western section, we head east and discover a development boom

Words KAREN TAIT

From Farringdon in central London to Shenfield in Essex, the eastern section of Crossrail will create new transport hubs, including one of the biggest in London at Farringdon itself, with a completely new station at Canary Wharf. While prices are already rising around stations, the new line is also creating a development boom from Aldgate to Canary Wharf, creating desirable neighbourhoods within an easy journey of central London.

According to recent analysis from Knight Frank: 'The demand on current transport infrastructure in East London has increased sharply over the last decade, partly due to new areas in this part of London gaining renewed traction as residential hubs. Crossrail will further open up these areas, adding to the transport capacity, and cutting travel times into central and west London.'

Generally homes within a 15-minute walk of stations in the eastern section have outperformed prices in the surrounding areas –

Knight Frank's Eastern Index shows a 21% uplift in prices since July 2008, compared to 18% in the local authorities where the stations are situated.

The biggest rises have been around Maryland and Forest Gate stations, 37% and 35% respectively, compared to 16% in the wider Newham area.

Where prices have not kept up with surrounding areas, increased levels of

*There has been a 21%
uplift in prices around
the eastern stations
since 2008*

development are expected to have an upwards effect on prices. In the walkzones around stations from Ilford to Romford, Knight Frank identified 10 new developments with planning permission or already under construction, delivering more than 1,500 residential units, with 28 more schemes in 'pre planning'.

Around Woolwich station, average prices have risen by 25%, slightly under the 32% uplift in Greenwich, but Knight Frank counts 163 new residential units under construction within a 15-minute walk of the new station, with planning

Opposite the new Crossrail station in Canary Wharf, the 21-storey Manhattan Plaza comprises 120 private apartments and townhouses, priced from £450,000 (manhattanplaza.co.uk)



approved for 2,700 more, including 400 above the new station. The report states that 'Such 'place-making' will likely create price uplifts and deliver value, as this area of London becomes a more highly connected place in which to live'.

While prices around Canary Wharf station have not matched the strong growth seen in prime outer London, the scale of development taking place also makes it an area to watch.

'Canary Wharf has long been known internationally as a top London business district. Crossrail has the potential to enhance this, creating a residential destination as buyers increasingly consider the area as a place to live,' comments Lauren Ireland, Head of

Close to Whitechapel Crossrail station, prices at Aldgate Place start at £688,000 for a one-bedroom apartment (barratlondon.com)



Savills Canary Wharf.

‘There are some fantastic residential schemes, such as the Hoola building near the Royal Docks in E16, all built anticipating this change in dynamic due to the increased connectivity. Residents in Canary Wharf will be able to take advantage of new shops, restaurants and facilities in the shopping centre, whilst being just 13 minutes away from Bond Street and a mere six minutes from Liverpool Street and the City.’

Furthermore, JLL Residential Research’s report, Crossrail: Identifying Opportunities, notes that: ‘The western location of the new station will bring parts of Poplar and Limehouse closer to the improved connectivity and could spark further development.’

JLL also names Whitechapel and Woolwich as winners in the price stakes, with the report stating that ‘Woolwich may not immediately appeal to several developers because values are too low, especially away from the river, and there is already plenty of development activity. But a combination of shorter journey

BEST PERFORMING STATIONS

Outperformance versus local markets

1	Farringdon	24.4%
2	Maryland	20.7%
3	Forrest Gate	18.7%
4	Liverpool Street	17.6%
5	Shenfield	11.8%

Source: Knight Frank
(Q2 2008- end Q3 2004)

times, quality residential development and improved town centre aesthetics have the potential to significantly upgrade this location and raise values.’

Caspar Harvard-Walls of property buying agency, Black Brick, comments that: ‘Whitechapel has been popular in recent years with buy-to-let investors looking for good yields, and first-time buyers looking for an affordable location close to Shoreditch.

‘Whitechapel’s proximity to Queen Mary University and Royal London Hospital has made it a sensible choice for buy-to-let investors looking for

inexpensive property to let in an area with high demand. It has been getting increasingly more expensive since the announcement of Crossrail – £300-£400/sqft in 2011/12 for an apartment in a private building compared to in excess of £600/sqft for an equivalent flat now.’

Commenting on Farringdon, Adam Stackhouse of Bective says ‘the area has not just transformed itself visually over recent years but also financially, as local property prices have rocketed upwards, well ahead of the broader price growth averages in central London’.

The agency recently marketed a block of apartments that was originally student housing. ‘We sold all the apartments in a matter of hours to investors from Hong Kong and Singapore, and were amazed by their detailed knowledge of Crossrail. It would appear that those looking at London from afar can more clearly appreciate the significant positive impact Crossrail is going to have on property values; it is these investors that are targeting ‘hotspots’ for extraordinary price growth over the medium term.’

5 of the best... KITCHENS

These elegantly built kitchens show how the heart of the home can also be a design masterpiece



BRIGHT MAISONETTE

Warwick Square, SW1, £3,490,000

Flooded with light from its large south-facing window, this spacious granite-fitted kitchen offers a modern twist on a traditional-style house. The maisonette is arranged over two floors and has three/four bedrooms, two/three reception rooms, plus a private courtyard garden.

Jackson-Stops and Staff, 020 7828 4050



IMMACULATE DESIGN

Chelsea Square, SW3, £13,700,000

Sunlight streams into this sleek-looking kitchen thanks to sliding windows that open on to the garden. The six-bedroom house offers ample living space for families over five floors, with five bathrooms, a drawing room, dining room, staff accommodation, wine cellar and rear garden.

John D Wood, 020 7352 1484



ELEGANT LIVING

Argyll Court, W8, £1,499,950

This open plan kitchen layout makes the best use of a small space to create a luxury living area. The property boasts high ceilings, ample-fitted storage throughout and pretty views over a larger-than-average landscaped garden. It comes with two bedrooms and two bathrooms.

Mountgrange, 020 7937 9976



BLACK AND WHITE

Charles Street, W1J, £5,800 pw

This beautifully refurbished Mayfair apartment offers 3,562 sq ft of space including a fully-fitted, monochrome kitchen. There are also four bedrooms, four bathrooms and three reception rooms – the principal reception room opens onto a stunning private terrace and courtyard.

Knight Frank, 020 3740 4517

Online

For more photos
of these properties
visit theresident.co.uk

HIGH SPECIFICATION

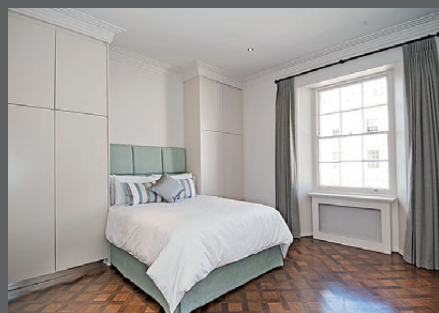
Albert Bridge Road, SW11,
£4,850,000

This state of the art kitchen benefits from integrated Gaggenau and Sub Zero appliances. The stunning five-bedroom home, which sits opposite Battersea Park, has a cinema room and gym area, first-floor drawing room and a west-facing landscaped garden.

Bective Leslie Marsh, 020 7589 6677

Eaton Place, Belgravia SW1

£3,200 per week* Furnished



This stunning lateral flat is situated in a white stucco fronted building on one of the most sought after streets of Belgravia.

1886 sq ft (175 sq m)
Entrance hall | Reception room | Dining room | Kitchen | Master bedroom with en suite bathroom | Dressing room | Double bedroom with en suite bathroom | Double bedroom | Shower room | Cloakroom | Lift | Caretaker

Knightsbridge 020 7235 9996
knightsbridge.lettings@struttandparker.com



Lancaster Gate, Bayswater W2 £3,500 per week* Furnished or Unfurnished



This unique three bedroom lateral apartment is situated in an impressive period building with a porter. It can be found on the second floor (with lift) with stunning views directly over Hyde Park.

1,643 sq ft (152.6 sq m) | EPC Rating E
Reception room | Three bedrooms | Three
bathrooms | Roof terrace | Porter | Off-
street parking

Notting Hill 020 7221 1111
nottinghill.lettings@struttandparker.com



Cheyne Terrace, Chelsea Manor Street SW3

£4,750,000 Leasehold



This outstanding three bedroom apartment, interior designed by Argent, offers open-plan living space with high ceilings and luxurious amenities; including 24 hour security.

2528 sq ft (235 sq m) | EPC rating B
Kitchen | Master bedroom suite |
Bedroom two with en suite | Bedroom
three with dressing area | Wine locker |
Underground parking | Gymnasium |
Indoor swimming pool

Chelsea 020 7225 3866

chelsea@struttandparker.com

JSA: Brooks Marshall 020 7183 9502



Leamington Road Villas, Notting Hill W11

£1,600,000 Leasehold



An immaculately presented maisonette, comprising two double bedrooms, a wonderful open plan reception room and stylish kitchen, with the benefit of natural light throughout.

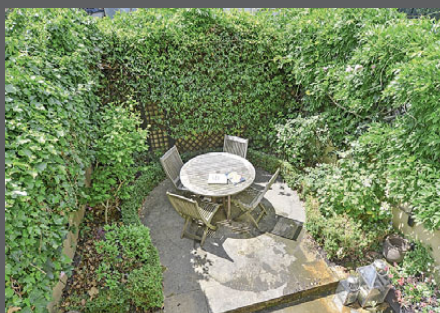
1216 sq ft (113 sq m) | EPC rating E
Entrance Hall | Drawing room | Kitchen/
Dining room | Two double bedrooms |
Bathroom | Shower room

Notting Hill 020 7221 1111
nottinghill@struttandparker.com



Ovington Street, Chelsea SW3

£4,195,000 Freehold



A superb three double bedroom Grade II listed freehold house situated on the west side of this popular and quiet Chelsea Street. This fantastic house has a bright well laid out accommodation leading onto an attractive paved garden.

1,702 Sq Ft (158.1 sq m)
Entrance hall | Double reception room | Kitchen | Dining room | Master bedroom with en suite | Two further bedrooms | Bathroom | Cloakroom | West facing gardens | Storage | Vaults

Chelsea 020 7225 3866
chelsea@struttandparker.com



Queen's Gate, South Kensington SW7

£3,500,000 Share of Freehold



Located near to Hyde Park this well balanced property attracts plenty of natural light and spectacular views from two roof terraces and a balcony.

1,717 Sq Ft (159.5 sq m)
Drawing room | Dining room | Kitchen | Master bedroom en suite | Two further bedrooms | Bathroom | WC | Lift

Chelsea 020 7225 3866
chelsea@struttandparker.com

Oakley Street, Chelsea SW3

£1,100,000 Share of Freehold



A wonderfully presented ground floor flat with a fabulous south west facing garden and excellent ceiling heights giving volume and proportion.

568 Sq Ft (52.8 sq m)
Entrance hall | Drawing room | Kitchen | Bedroom | Shower room | 20 foot garden

Chelsea 020 7225 3866
chelsea@struttandparker.com



Oyster Wharf, Battersea SW11

ASKING PRICE: £1,275,000

A well-presented duplex three-bedroom penthouse in Oyster Wharf, with river views and a large roof terrace with views.



Knight Frank Riverside
7a Albion Riverside
8 Hester Road
SW11 4AX
020 3597 7670; knightfrank.co.uk/riverside

MY DREAM HOME

This incredibly luxurious penthouse, with views of the River Thames, provides a wealth of amenities for busy professionals



PARLIAMENT VIEW, SE1



Matthew Smith
Partner and Office Head,
Knight Frank Riverside

Why it's a great buy

If you are in the market for a riverside penthouse, it can be hard to find one without paying over the odds. This incredible property is sensibly priced and sits in an enviable location.

The wow factor

It doesn't get much better than this – a

stunning interior with views of the Thames, Lambeth Palace and the Houses of Parliament. Need I say more?

Who it would suit

This penthouse will suit buyers with a busy, cosmopolitan lifestyle; it has 24-hour concierge, security and underground parking – perfect for the globetrotting set.

My favourite room

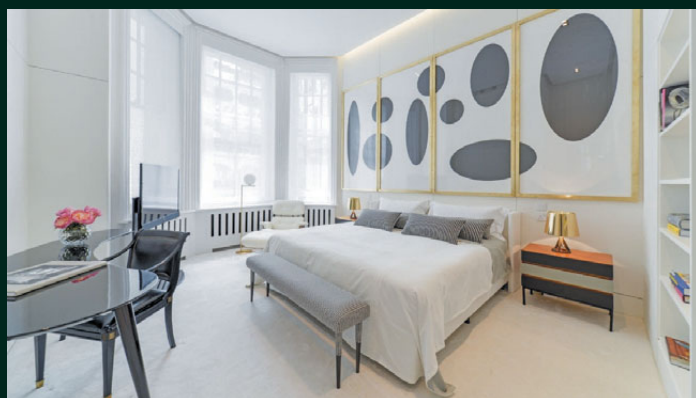
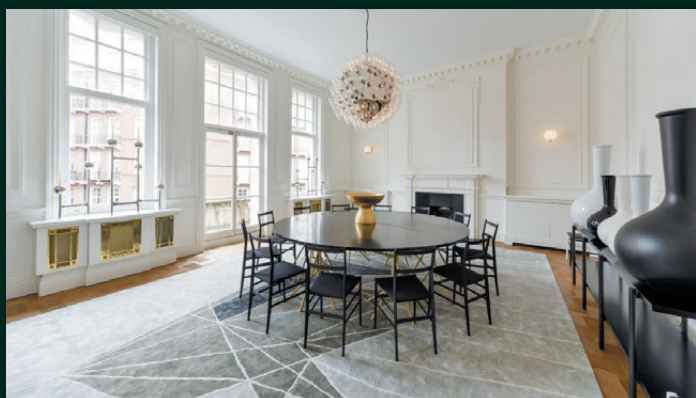
The games room. It has sensational views and a pool table.



Why you should buy it

The property aside – which has its own obvious merits – the area of Albert Embankment is currently undergoing a facelift. This extremely central part of London is underpriced but it won't be for much longer.

£6,750,000. 020 3597 7683; knightfrank.co.uk/riverside



Albert Court, Knightsbridge SW7

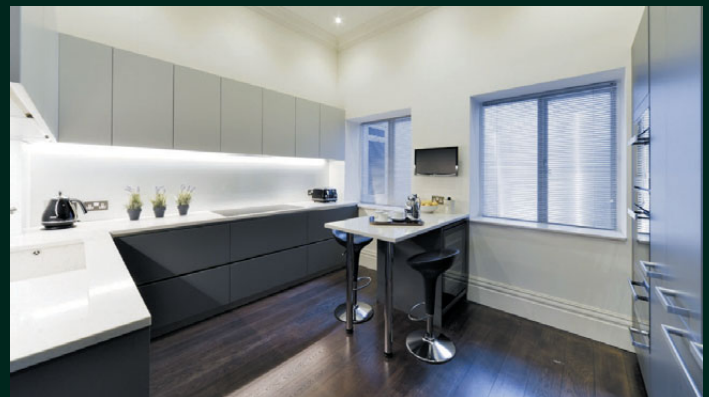
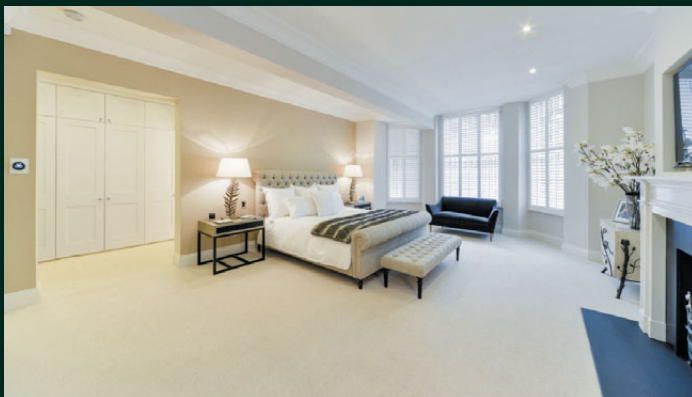
Interior designed five bedroom apartment

A truly stunning and rare to the market five bedroom lateral apartment in this prestigious mansion block with views towards Hyde Park and The Royal Albert Hall. Master bedroom with walk in dressing room and en suite bathroom leading to further dressing room/gym with steam room en suite, 4 guest suites, double reception room, sitting room, dining room, study, kitchen, breakfast room, utility room, lifts, 24hr porter. EPC: D. Approximately 531 sq m (5,725 sq ft).

Share of freehold

[KnightFrank.co.uk/knightsbridge](https://www.knightfrank.co.uk/knightsbridge)
knightsbridge@knightfrank.com
 020 3641 5928

Francesca Brignone
francesca@brignone.co.uk
 07956 482 425



Pont Street, Knightsbridge SW1

Turn key two bedroom apartment

An elegant ground floor maisonette with a private front door and double height ceilings throughout. Master bedroom with dressing area and en suite shower room, guest bedroom with en suite bathroom, reception room, kitchen, cloakroom, entrance hall, private front entrance, resident caretaker. EPC: D. Approximately 190 sq m (2,042 sq ft).

Leasehold: approximately 61 years remaining

[KnightFrank.co.uk/knightsbridge](https://www.knightfrank.co.uk/knightsbridge)
knightsbridge@knightfrank.com
 020 3641 5928

Guide price: £4,950,000
[KnightFrank.co.uk/SLA150109](https://www.knightfrank.co.uk/SLA150109)

[@KnightFrank](https://twitter.com/KnightFrank)
[KnightFrank.co.uk](https://www.knightfrank.co.uk)




Glebe Place, Chelsea SW3

Studio house for sale with garden and roof terrace

A fabulous and indulgent former artist's studio featuring superb double volume living space, very quietly situated in this highly sought after location just south of King's Road. 1 bedroom, 1 reception room, 1 bathroom, garden, roof terrace. EPC: C. Approximately 165 sq m (1,773 sq ft).

Freehold

[KnightFrank.co.uk/chelsea](https://www.knightfrank.co.uk/chelsea)
chelsea@knightfrank.com
 020 3641 5901

[Jeremydavidson.co.uk](https://www.jeremydavidson.co.uk)
sales@jeremydavidson.co.uk
 020 7823 5053



Thames Quay, Chelsea Harbour, Fulham SW10

Three bedroom riverside flat for sale in Chelsea Harbour

A bright, spacious flat with excellent views over the River Thames from the reception room and adjoining terrace. 3 bedrooms (1 en suite), bathroom, kitchen, reception/dining room, balcony, concierge and parking. EPC: B. Approximately 142 sq m (1,529 sq ft).

Leasehold: approximately 96 years remaining

[KnightFrank.co.uk/riverside](https://www.knightfrank.co.uk/riverside)
riverside@knightfrank.com
 020 3597 7670

Guide price: £2,500,000
[KnightFrank.co.uk/RVR150095](https://www.knightfrank.co.uk/RVR150095)

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[KnightFrank.co.uk](https://www.knightfrank.co.uk)
 [OnTheMarket.com](https://www.onthemarket.com)



Grosvenor Waterside, Pimlico SW1W

Wonderful three bedroom second floor apartment to rent

A very desirable flat in one of the most sought after riverside developments with views over the dock in Grosvenor Waterside. 3 bedrooms (1 en suite), family bathroom, reception room with dining area and modern kitchen, private balcony, 24 hour concierge, gym and spa. EPC: B. Approximately 148 sq m (1,600 sq ft).

Available furnished

Guide price: £1,615 per week

[KnightFrank.co.uk/RIQ217253](https://www.knightfrank.co.uk/RIQ217253)

[KnightFrank.co.uk/riverside](https://www.knightfrank.co.uk/riverside)
riversidelettings@knightfrank.com
 020 3597 7680

All potential tenants should be advised that, as well as rent, an administration fee of £276 will apply when renting a property. Please ask us for more information about fees that apply or visit [KnightFrank.co.uk/tenantcharges](https://www.knightfrank.co.uk/tenantcharges)

[@KnightFrank](https://www.knightfrank.co.uk)
[KnightFrank.co.uk](https://www.knightfrank.co.uk)

[OnTheMarket.com](https://www.onthemarket.com)



Chelsea Creek, Fulham SW6

Luxury two bedroom apartment situated on the fifth floor of this development

A modern, highly specified apartment, immaculately presented with air conditioning and hardwood flooring. 2 bedrooms (1 en suite), family bathroom, reception room with dining area and modern kitchen, private balcony, 24 hour concierge, gym, swimming pool and spa. EPC: C. Approximately 70 sq m (747 sq ft).

Available furnished

Guide price: £695 per week

[KnightFrank.co.uk/RIQ216587](https://www.knightfrank.co.uk/RIQ216587)

All potential tenants should be advised that, as well as rent, an administration fee of £276 will apply when renting a property. Please ask us for more information about fees that may apply or visit [KnightFrank.co.uk/tenantcharges](https://www.knightfrank.co.uk/tenantcharges)

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riversidelettings@knightfrank.com
020 3597 7680

 **@KnightFrank**
KnightFrank.co.uk

 **OnTheMarket.com**

bestgapp.co.uk

Tite Street, SW3



A spacious five bedroom maisonette set on the top three floors of a beautiful period house. The property offers well proportioned living space with two reception rooms, fully fitted kitchen, master bedroom with en-suite, further double bedrooms, two further bathrooms and a private roof terrace. Located moments from the river and local amenities. Fees apply.

- * Five Bedrooms
- * Three Bathrooms
- * Two Reception Rooms
- * Private Roof Terrace

Offered unfurnished

£2,600 per week



Ennismore Gardens, SW7



An exquisite interior designed one bedroom apartment situated in Knightsbridge, one of the most highly sought after areas of Central London. Luxury shops such as Harrods and the tranquil open spaces of Hyde Park with transport links across London are only a short walk away. Private balcony. Fees apply.

- * One Bedroom
- * En-Suite Bathroom
- * Large Galleried Reception
- * Abundance of Natural Light
- * Modern Kitchen

Offered furnished

£750 per week



bestgapp.co.uk

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Ebury Street, SW1



A well-presented second floor lateral flat (five windows wide) in this attractive Belgravia street. The flat has a large reception room and two spacious bedroom suites, all with good ceiling heights. Located close to the local shops and restaurants of Elizabeth Street as well as excellent transport links from Victoria and Sloane Square tube stations.

- * Two Bedroom Suites
- * Reception Room
- * Kitchen
- * Utility/Cloakroom

Share of Freehold

£2,875,000



81 Elizabeth Street • London • SW1W 9PG

ESTATE AGENTS, VALUERS & CHARTERED SURVEYORS

tel: 020 7730 9253

reception@bestgapp.co.uk

DRUCE

PRIME LONDON RESIDENTIAL PROPERTY



ONSLow GARDENS, SW7

£2,850,000

A wonderful maisonette with direct access to Onslow Gardens, with its own private patio. An elegant ground floor reception room with French doors leads directly onto the communal gardens, the accommodation further comprising: kitchen, two bedrooms, two bathrooms (one en suite), walk-in wardrobe and storage cupboards. Onslow Gardens is one of South Kensington's premier Garden Squares and ideally located for the area's wealth of shops and restaurants. South Kensington Underground is also close by.

Share of Freehold.



HYDE PARK GATE, SW7

£3,750,000

An elegant three bedroom apartment located on the raised ground floor of this prestigious portered building. On a private road just to the south of Kensington Gardens, built in 1865 this red brick mansion building has a reputation for discreet, sophisticated living. Within walking distance of Kensington Palace, The Royal Albert Hall and a number of renowned restaurants and shops found on Kensington High Street and Gloucester Road, whilst Knightsbridge is only a little further.

Share of Freehold.



QUEEN'S GATE, SW7

£2,950 PER WEEK

A beautifully presented lateral family flat of approximately 2000ft² in the heart of South Kensington, with Hyde Park a five minute walk away. Positioned on the 2nd floor (with lift) in a well-maintained block with views over the Natural History Museum. Stunning reception room, eat-in kitchen leading to a decked terrace, master bedroom with en suite bathroom, three further bedrooms (two en suite), guest bathroom, well-equipped utility room with balcony, air conditioning and several small balconies.



CLIVEDEN PLACE, SW1W

£850 PER WEEK

A beautiful split-level apartment in a fabulous location a stone's throw from the world-class amenities of Sloane Square and King's Road. Entered on the 1st floor of an elegant period building, the property boasts a large, bright reception room, fully equipped eat-in kitchen and separate utility room on the 2nd floor and two bedrooms on a well-lit upper floor, with a modern bathroom and an abundance of fitted wardrobe and storage space. The apartment is offered either furnished or unfurnished.



SIMON ARMITAGE | SALES MANAGER
0207 581 3771 • sw7sales@druce.com

10 GLOUCESTER ROAD, LONDON SW7 4RB

JAMES PEARCE | LETTINGS MANAGER
sw7lettings@druce.com • 0207 581 3772



Chard

Sloane Avenue, SW3

£2,750,000

A well proportioned, three double bedroom duplex apartment ideally located for access to Sloane Square, local amenities and transport links



- Three bedrooms
- Two reception rooms
- Two bathrooms
- Outside space
- Desirable location
- Energy rating e

South Kensington & Chelsea sales
020 7373 8883





Regulated
Estate Agent
and Letting Agent

chard.co.uk

Chard

Nevern Place, SW5

£1,250,000

A beautiful split level two bedroom apartment with a balcony on a popular street in Earls Court



- Two bedrooms
- Two bathrooms
- Grand reception space
- Separate kitchen
- Private balcony
- Energy rating d

South Kensington & Chelsea sales
020 7373 8883

Bonington House, SW1V

£899,950

A modern two bedroom, third floor apartment located in the heart of the Pimlico Grid



- Two bedrooms
- Two bathrooms
- Lift
- Caretaker
- Secure underground parking
- Energy rating d

South Kensington & Chelsea sales
020 7373 8883

Old Brompton Road, SW5

A beautifully refurbished, three bedroom duplex apartment in South Kensington



£2,000,000

- Three bedrooms
- Three bathrooms
- Top floor
- Duplex
- Beautifully refurbished
- Energy rating c

South Kensington & Chelsea sales 020 7373 8883

Courtfield Gardens, SW5

A recently refurbished two double bedroom, two bathroom duplex apartment



£1,295,000

- Two bedrooms
- Two bathrooms
- South facing
- Lift
- Communal gardens
- Energy rating d

South Kensington & Chelsea sales 020 7373 8883

Epirus Road, SW6

A wonderful three bedroom apartment with a roof terrace located in the heart of Fulham



£1,350,000

- Three bedrooms
- Two bathrooms
- Study
- Double reception room
- Roof terrace
- Energy rating d

Fulham sales 020 7731 5115

De Morgan Road, SW6

A well presented family home located on a sought after residential road in Fulham



£1,275,000

- Three bedrooms
- Loft room
- Large reception
- Kitchen/dining room
- Desirable location
- Energy rating e

Fulham sales 020 7731 5115



Regulated
Estate Agent
and Letting Agent

chard.co.uk

Chard

Cheyne Place, SW3

This charming family home is located on one of Chelsea's most sought residential roads

£15,000 pw



- Seven bedrooms
- Six bathrooms
- Two reception rooms
- Private garden
- Private swimming pool
- Four storey house

South Kensington & Chelsea lettings
020 7244 7711

Draycott Place, SW3

A three double bedroom apartment in Chelsea arranged over the ground and lower ground

£1,490 pw



- Three double bedrooms
- Three bathrooms
- Ground and lower ground floors
- Wood floors
- Separate kitchen
- Sloane Square station

South Kensington & Chelsea lettings
020 7244 7711

Queens Club Terrace, W14

A recently refurbished, five bedroom family house with a private south facing garden



£1,100 pw

- Five bedroom house
- Private south facing patio
- Recently refurbished
- Double reception room
- Barons Court station
- Energy rating d

Fulham lettings 020 7384 1400

Musgrave Crescent, SW6

This charming four double bedroom house is located in the popular Moore Park Estate



£2,250 pw

- Reception room with a balcony
- Modern kitchen
- Off street parking
- Private patio and a roof terrace
- Fulham Broadway station
- Energy rating d

Fulham lettings 020 7384 1400

Imperial Wharf, SW6

An spacious two double bedroom penthouse apartment located in Imperial Wharf



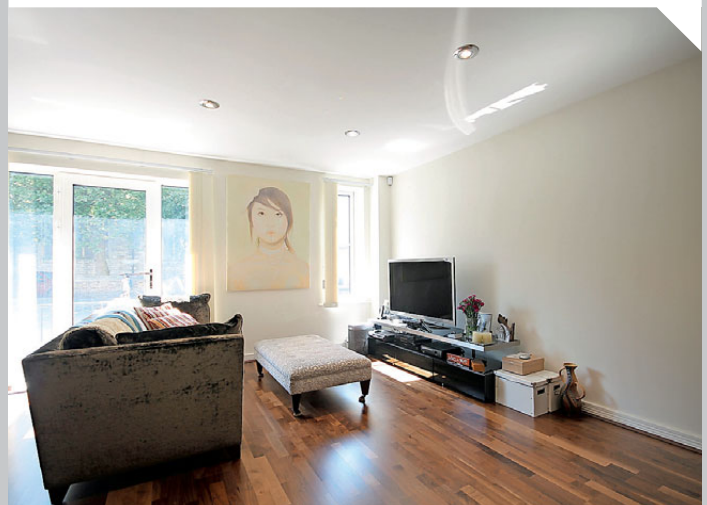
£799 pw

- Two double bedrooms
- Formal dining area
- Open plan kitchen
- Fifth floor penthouse
- Fulham Broadway station
- Energy rating d

Fulham lettings 020 7384 1400

Rylston Road, SW6

A contemporary two double bedroom apartment in the heart of Fulham Broadway



£475 pw

- Spacious living/dining area
- Modern open plan kitchen
- Ground floor
- Underground car parking
- Fulham Broadway station
- Energy rating c

Fulham lettings 020 7384 1400

Est 1904



The Property Managers



PRINCES GATE MEWS, SW7

£3,400,000 F/H

Large bright 3 bedroom double fronted mews house with garage extending to 1,511sqft in wonderful location close to the museums and Knightsbridge. Presented in immaculate condition, and could be extended to over 2,000sqft with the relevant planning permissions.

F.W.Gapp Sales – 0207 243 0964



BOLTON GARDENS, SW5

£1,195 PW

Wonderful 2 bedroom 1st floor flat in prestigious street close to Gloucester Road with views over and access to communal gardens. Recently refurbished to a high standard. Energy Rating: D

F.W.Gapp Lettings – 0207 243 0964

lettings@fwgapp.co | sales@fwgapp.co | www.fwgapp.co.uk



The Ashley Gardens development is set in the heart of Westminster

MY MONTH

Matt Parish, Head of Lettings at Savills Westminster, reveals some of the most unusual requests he gets from landlords and clients



What has been the most challenging aspect of your month?

At this time of year it's always a case of managing a very busy schedule; the summer market is in full flow, so there is a consistently high

demand for viewings and valuations. Properties that are realistically priced are letting quickly and achieving the guide price, though we are having to work hard in some cases to bring tenants' and landlords' expectations into line.

What has been your personal highlight?

I was delighted to realise that I've maintained my 100 per cent record: since we opened this new office on Buckingham Gate last October, every landlord I have met for a market appraisal has chosen to instruct Savills if they bring their property to the market. We've also arranged several new tenancies for tenants who had originally registered with our neighbouring offices to look into Belgravia and Mayfair. Having shown them around Victoria and

Westminster, it's been fantastic to see them realise how great this area can be.

Describe an exceptional property that has come on to the market...

We have an absolutely stunning three-bedroom apartment on the market in Ashley Gardens at £2,000 per week. The landlord has gone to town with the quality of the refurbishment and has spared no expense. It has integrated high-quality Crestron media system controls, oak flooring, and Lutron lighting and blinds.

What has been the most surprising thing to happen to you this month?

I had an applicant who asked if he could take some pictures in an apartment, which is fairly normal – until he proceeded to take a series of selfies!

What has been the quickest let to take place?

The highest offer last month was at £4,750 per week for a gorgeous house that was off market.

What is your favourite local lunch spot?

We're all huge fans of the open market on Strutton Ground, which is great at this time of the year. One of the stalls serves incredible falafel wraps, which are fantastic for a quick lunch.

What are you most looking forward to next month?

Kings Gate, SW1, a fantastic new development by Land Securities, is finally nearing completion, so we will soon be able to start showing our clients. We're really excited about these as they are going to be beautiful and very high-specification apartments.

What has been the most unusual request you've received from a client?

We had a fairly surprising phone call from a corporate tenant who complained that his landlord was always texting him in the evenings to remind him to take his shoes off!

020 3430 6860; savills.co.uk

Kings Gate, SW1, a fantastic development by Land Securities is finally nearing completion



Argyll Court, Lexham Gardens, W8 £1,499,950 Share of Freehold

A tastefully decorated raised ground floor flat located opposite the award winning communal gardens. The property boasts high ceilings, fitted storage throughout and pretty views onto a larger than average, private landscaped garden containing a studio/office. Lexham Gardens is perfectly positioned for the wide range of amenities on Kensington High Street and Gloucester Road. EPC=C. Reception room, kitchen, two bedrooms, two bathrooms and communal gardens. **Sole Agents**

020 7937 9976 chloe@mountgrangeheritage.co.uk

mountgrangeheritage.co.uk



Hyde Park Square, W2 £4,000,000 Share of Freehold

Magnificent penthouse apartment (direct lift access) which occupies the top three floors of an elegant period Grade II listed building located on this highly regarded and sought after private communal garden square. The flat benefits from the most spectacular open plan entertaining space with views south towards the park. Hyde Park Square is just moments from Hyde Park and Paddington Station (Heathrow Express) and has easy access to the West End and The City via the Central Line, EPC=D. Three reception rooms, open-plan kitchen, four bedrooms, three bathrooms, roof terrace, communal gardens and separate self-contained studio flat. **Sole Agents**

020 7221 2277 sam@mountgrangeheritage.co.uk

mountgrangeheritage.co.uk



Alma Terrace, W8 £6,500 per week Fees Apply

A magnificent family house in the heart of Kensington which has been redesigned to optimise space and light throughout. The house offers superb entertaining space as well as generous family living accommodation, EPC=D. Drawing room, dining room, cinema room, family room, kitchen, master suite, study, five further bedrooms, office, dressing room, utility room, garden and roof terrace. Furnished/Unfurnished. **sole Agents**

020 7221 2277 abigail@mountgrangeheritage.co.uk



Caro Point, SW1 £560 per week Fees Apply

An immaculate apartment in this new and exclusive waterside development within walking distance to Victoria station and Sloane Square. The apartment features dark wood floors, under floor heating and air cooling system, EPC=B. Reception room, kitchen, bedroom, bathroom and private balcony. Furnished.

020 7221 2277 petra@mountgrangeheritage.co.uk



South Eaton Place, SW1 £950 per week Fees Apply

A simply stunning flat in this prestigious location just a short walk from Sloane Square and the popular Kings Road. Beautifully refurbished and finished to a high specification, this flat provides luxurious comfort and fabulous entertaining space, EPC=C. Reception room, kitchen, bedroom, bathroom and south-west facing balcony. Furnished.

020 7221 2277 neha@mountgrangeheritage.co.uk

mountgrangeheritage.co.uk



Phillimore Gardens, W8 £1,750 per week Fees Apply

Magnificent classical maisonette with a contemporary twist on this elegant street just moments from Kensington High Street and Holland Park. The property benefits from dramatic entertaining space, generous bedrooms, a garden and off-street parking. Notting Hill Gate is only a ten minute walk from the property. EPC=D. Drawing room, dining room, kitchen, three bedrooms, two bathrooms and paved garden. Unfurnished.

020 7221 2277 neha@mountgrangeheritage.co.uk



Wynnstay Gardens, W8 £3,000 per week Fees Apply

A stunning lateral apartment on the third floor of this beautiful, portered mansion block perfectly positioned for the extensive amenities and transport links on Kensington High Street as well as the open spaces of Holland Park. EPC=D. Two reception rooms, kitchen, four double bedrooms, two bathrooms and guest doakroom. Furnished.

020 7221 2277 abigail@mountgrangeheritage.co.uk



Pembroke Place, W8 £825 per week Fees Apply

This charming house is attractively positioned in a delightful location moments from Kensington High Street and Holland Park, this property has a small patio in addition to the most fabulous roof terrace with stunning views. EPC=E. Reception room, kitchen, three bedrooms, two bathrooms, patio and roof terrace. Furnished.

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Cabo Roig, Costa Blanca, Spain

Development of quality 2 bedrooms and 2 bathrooms or 3 bedrooms and 2 bathrooms houses, which come complete with private pool, fully fitted kitchens with ceramic hobs, oven and fridge/freezer and air conditioning. The properties are well located close to the excellent facilities in Cabo Roig, golf courses and beautiful beaches.

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Ayia Thekla, Ayia Napa Cyprus

Blending harmonious architecture and natural surroundings, this unique development allows you to choose from a stunning range of three and four bedroom detached villas with spacious plots, finished to the highest quality and specifications. Private swimming pools and parking are just a few of the features provided in this elite development, while the breathtaking sea views of the blue Mediterranean waters are the perfect touch to a perfect setting.

Prices range from €438,000 to €730,000

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Shorrols Road SW6

Arranged over three floors this spacious Victorian house features four double bedrooms, bay fronted reception room, kitchen, utility and bathroom. Located in this sought after central Fulham location close to Fulham Broadway underground station, the property would benefit from some updating with scope to create a wonderful family home.

FOUR DOUBLE BEDROOMS, RECEPTION ROOM, KITCHEN, UTILITY ROOM, BATHROOM, CLOAKROOM. EPC: TBA

£1,350,000

020 7381 4998



Greyhound Mansions W6

A spacious well presented furnished two double bedroom flat in this impressive redbrick mansion block. The property offers kitchen/ breakfast room, reception room and bathroom. The property is conveniently located for Queens Club Tennis and Barons Court underground station.

TWO DOUBLE BEDROOMS, RECEPTION ROOM, KITCHEN/BREAKFAST ROOM, BATHROOM. EPC: TBA

£385 per week

020 7381 4998



jackson-stops.co.uk



Alderney Street, SW1V

A three double bedroom maisonette arranged over the first, second and third floors of a building in the "Pimlico Grid".

Reception room, kitchen, 3 double bedrooms, 2 bathrooms, roof terrace, balcony. EPC rating D

£2,000,000 Share of Freehold **TR61106**

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Lennox Gardens, SW1X

A three bedroom apartment on this Chelsea garden square, located 0.6 miles from South Kensington underground station.

Reception room, kitchen, dining room, 3 bedrooms, 3 bathrooms, study, patio garden. EPC rating C

£2,000,000 Leasehold **TR60800**

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St Loo Avenue, SW3

A newly decorated lateral third floor apartment with wooden floors and built in storage, located 0.8 miles from Sloane Square. Double reception room, eat in kitchen, 3 double bedrooms, bathroom, shower room. Part furnished. Available now. EPC rating D £1,450 per week (fees apply)
Chelsea 020 7581 8431 **TR61366**



Cambridge Street, SW1V

A house in the Pimlico 'Grid', just 0.4 miles from Victoria station. Reception room, eat in kitchen, dining room, 3/4 double bedrooms, 2 bathrooms, study, patio garden. Unfurnished. Available shortly. EPC rating D £1,500 per week (fees apply)
Pimlico 020 7828 4050 **TR61350**

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Musgrave Crescent, SW6 £5,000,000 Freehold

A remarkable five storey house in an enviable location overlooking the green spaces of Eel Brook Common. The property has exceptional living accommodation over three floors, as well as five well proportioned bedrooms and four bathrooms, and a superb courtyard area. **EPC:E**



Studdridge Street, SW6 £2,750,000 Freehold

A beautiful family home in the ever popular Peterborough Estate. This 'Lion' house has excellent living accommodation on the ground and lower ground floors, with a lovely kitchen/breakfast room leading on to a 52' south facing garden, and 5 bedrooms and 3 bathrooms on the upper floors. **EPC:D**

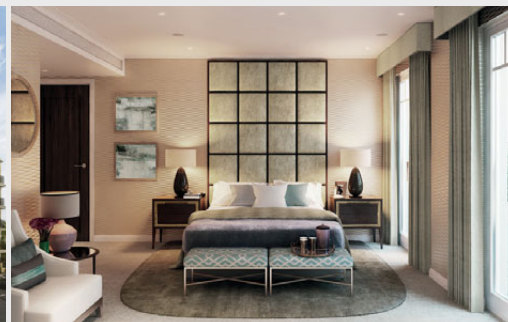
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Hillgate Street, W8 £750 per week* Unfurnished

A delightful recently refurbished two bedroom house located in the sought after Hillgate Village. The house has wooden floors in the reception areas, modern fully fitted kitchen, good built in storage and a private patio garden. **EPC:F**



Academy Gardens, W8 £3,000 per week* Unfurnished

A stunning two bedroom penthouse duplex apartment in this highly sought-after secure development offering an indoor swimming pool, gym, concierge service and underground parking. The apartment benefits from a large reception room with parquet wood flooring and modern fixtures and fittings. **EPC:E**

Hamptons Kensington

Lettings. 020 7717 5459 | kensingtonlettings@hamptons-int.com



***Tenant Charges** Tenants should note that as well as rent, an administration charge of £216 (Inc. VAT) per property and a referencing charge of £54 (Inc. VAT) per person will apply when renting a property. Please ask us for more information about other fees that may apply or visit www.hamptons.co.uk/rent/tenant-charges

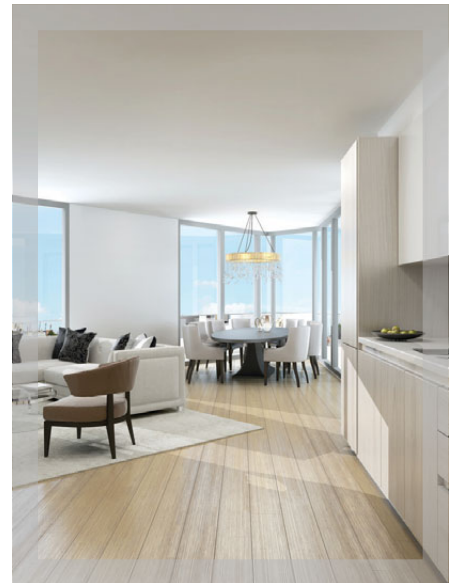
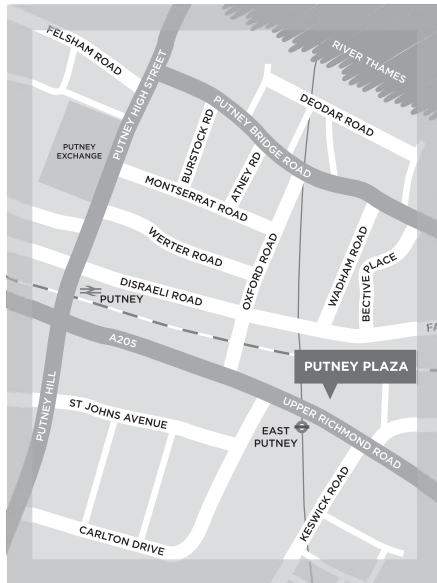


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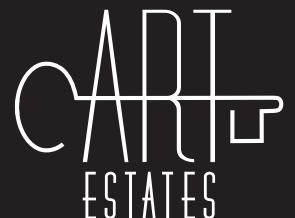
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Computer generated images of Putney Plaza are indicative only. Prices are correct at time of print. Travel times are approximate only. Map not to scale. Occupation dates are estimates only.

*Available first upon full completion of development which is estimated for Q2 2016.





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St. Johns Building, SW1P £550 per week* Furnished

Spacious one bedroom modern apartment situated in the heart of Westminster in a popular development with gym, pool, 24 hour concierge and security. **EPC:TBC**



Whitehall Court, SW1A £1,395 per week* Furnished/Unfurnished

Impressive split level three bedroom apartment situated in a fabulous central location with generous proportions including a 27ft reception room and separate fully integrated bespoke kitchen. **EPC:D**

Hamptons Pimlico & Westminster

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ROBERT STEWART HAMPTONS INTERNATIONAL

South Fulham Riverside is seeing a massive surge in prices

South Fulham Riverside is currently undergoing major regeneration. Approved by the local borough of Hammersmith and Fulham, the area is set to be transformed into an aspirational, upmarket residential zone, with a mixture of new-build apartments, houses, retail outlets and restaurants along the riverside, as well as a new Thames Path, cycle routes and landscaped public spaces.

Recent Land Registry figures show that last year the borough was one of the fastest growing in the capital, with average annual price rises of 14%. With the recent election results boosting property sales and the house-building sector, regeneration across London is set to speed up. Having worked in the Fulham market for 30 years, I have observed how when the financial district is doing well, the Fulham property market booms. The ongoing economic recovery means it is now appealing to certain groups of affluent buyers.

In addition to recovery in the City, the draw of Fulham is clear: improved



I have observed how when the financial district is doing well, the Fulham property market booms

quality of housing stock, more – and better – schools in the area, investment in the local parks, superb retail facilities and an improved transport system, are all factors that understandably pique buyers' interest. In addition, UK buyers are appreciating the current record low interest rates currently on offer.

The regeneration of South Fulham is a logical next step, with a host of new retail, restaurant and residential properties being planned. Upmarket new build developments, such as St James's Hurlingham Walk, will contribute to the impressive upward trajectory underway in South Fulham.



Hurlingham Walk SW6

Prices at Hurlingham Walk start from \$700,000 for a one bedroom apartment up to \$1,450,000 for the last remaining penthouse.

Call 020 8246 4199 or visit hurlinghamwalk.co.uk for further information.

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Tregunter Road, SW10

A beautiful five bedroom family house comprising of 7,347 sq ft (682 m sq) approximately, situated on this highly desirable tree-lined street next to The Boltons. Entirely rebuilt behind the original façade by top architects Studio Indigo and finished to the very highest standard, in all, the project took five years from planning to completion. Further benefiting from an indoor swimming pool, a lift, off street parking and a south facing, landscaped garden. Tregunter Road offers a rare opportunity for the discerning central London buyer - a turnkey house without compromise.

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- No EPC Required

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In an idyllic countryside setting, yet close to city and town, this stunning 17th century thatched home is a jewel rarely found. A happy home for many years its appeal is clear to see, where space and family living perfectly combine with character and history.

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BEANEY PEARCE



Onslow Gardens, SW7

£4,250,000

This penthouse apartment is situated on the sought after Onslow Gardens in an end of terrace building. Accommodation comprises three double bedrooms, three family bathrooms and a spacious roof terrace. Further benefits include a share of freehold, a communal entrance and a lift which services the third and fourth floors, energy rating e.

South Kensington Sales

020 7838 1888

BEANEY PEARCE



Fawcett Street, SW10

£750,000

This well presented, south facing apartment is situated on a sought after residential road which is ideal for access to Fulham Road. With a private garden, energy rating d.

South Kensington Sales

020 7838 1888



Petersham Mews, SW7

£3,800,000

A three double bedroom mews house which has been recently refurbished to a high standard throughout. Offering a garage, a terrace and a balcony, energy rating c.

South Kensington Sales

020 7838 1888



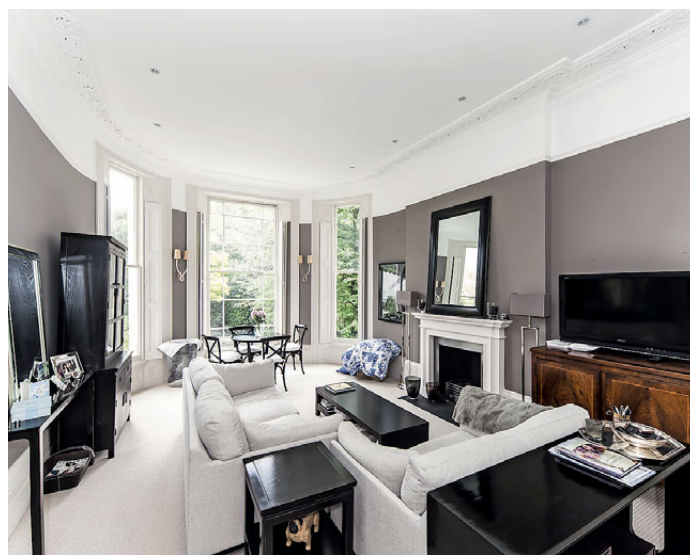
Roland Gardens, SW7

£2,750 p/w

This spacious four double bedroom family home is located on a sought after residential road just off the Old Brompton Road. Ideal for access to transport links, energy rating d.

South Kensington Lettings

020 7838 1888



Ladbroke Road, W11

£850 p/w

This attractive apartment benefits from an impressive reception room overlooking the private residents garden. Further benefits from off street parking, energy rating d.

South Kensington Lettings

020 7838 1888

BEANEY PEARCE



Eaton Place, SW1X

£4,950,000

A well presented, split level apartment located on the sought after Eaton place. Offering three double bedrooms, three reception rooms and three bathrooms, energy rating e.

Chelsea Sales

020 7590 9510



Eaton Place, SW1X

£6,750,000

This third and fourth floor duplex apartment benefits from direct lift access and a private decked roof terrace. Finished to a high standard throughout, energy rating d.

Chelsea Sales

020 7590 9510



Sloane Street, SW1

£625 p/w

This spacious second floor, one double bedroom apartment is ideally situated at the rear of a portered and secure building in the heart of Knightsbridge, energy rating c.

Chelsea Lettings

020 7590 9500



Smith Terrace, SW3

£2,200 p/w

A charming four double bedroom family home offering ample accommodation throughout. Ideally located on a sought after residential road, energy rating f.

Chelsea Lettings

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Tenant fees apply: £180 inc. VAT per tenancy contribution to administration, £60 inc. VAT reference fee per tenant, £144 inc. VAT towards end of tenancy check out report.

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**Wellington Close,
Notting Hill, W11
£2,600,000**

**Holland Park 020 3542 2111
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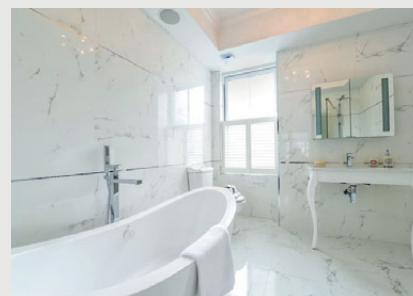
Beautifully presented three bedroom
mews house offering a superb
reception room with a high vaulted
ceiling, three modern bathrooms,
stunning kitchen and large garage.

- Three double bedrooms
- Three modern bathrooms
- Reception room
- Stunning kitchen
- High ceilings
- Large garage
- Freehold
- EPC rating C

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**Bettridge Road,
Parsons Green, SW6
£3,000,000**

**Fulham 020 7736 6737
fulham.sales@kfh.co.uk**

An architecturally stunning and interior designed five bedroom Edwardian house that has been completely refurbished to the highest of standards. The property boasts four bathrooms, double reception room and south facing garden.

- Five bedrooms
- Four bathrooms
- Double reception room
- Games/cinema/library room
- South facing garden
- Close to transport links
- Freehold
- EPC rating D

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Modern buildings with concierge services are top of each buyer's list



HOT TREND

Nicholas Shaw, Sales Manager at Harrods Estates Kensington on how serviced apartments are now big business in the area

Kensington and the surrounding area is increasingly a focus for developers looking to construct high-end residential buildings with parking, leisure facilities, and often, a concierge service. The idea is that the apartment has all of the same services that you would expect when you visit a hotel. London has been slower to catch on to this trend than some other countries. A few years ago, we would only have found these types of buildings in Mayfair and Knightsbridge, with very few in W8 apart from Thornwood Gardens and Wycombe Square.

These types of facilities, particularly concierge services, tend to appeal to the overseas market for whom these homes are a practical option. Quite often, many of these families or individuals will own several apartments of this type – they will call ahead of their visit and the concierge can stock the fridge for them

or book restaurants in advance. This also gives them peace of mind in knowing that the apartment is maintained by staff at the building on a day-to-day basis.

Developers and managing agents are increasingly aware of these expectations and are often employing staff to run buildings such as these. The individuals do not only come from property backgrounds but also from within the hospitality sector.

Kensington is increasingly on purchasers' radars for many reasons: the high street is a fantastic destination for shopping, the restaurants are superb and, of course, the area is close to Hyde Park and enjoys good transport links.

Many owners or would-be owners of property in the area – particularly those based overseas for a majority of their

time – only visit London for a short period, so if they are based in Kensington it means easy access to all of the world-class amenities nearby.

Having a concierge service and parking adds significant value to the property due to the scarcity of developments that offer these services within prime central London – essentially there is a very small supply with a large, international demand.

Developers are aware of the clientele who are likely to want such amenities and accordingly finish the apartments to a high standard within the development. Parking is often a huge bonus as it enables residents to keep a car securely in London.

48-50 Kensington Church Street W8 4DG;
020 3650 4602; harrodsestates.com

Having a concierge service and parking adds significant value to the property

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LAMONT ROAD, Chelsea SW10

A charming, perfectly proportioned family house situated between the Kings Road and Fulham Road in this quiet residential area. The accommodation of approximately 2,153 sq. ft. comprises, on the lower ground floor; a large open-plan kitchen leading to a family room and conservatory style dining room which in turn leads to the patio garden, a utility room, guest cloakroom and vaults storage. The ground floor consists of the formal reception / dining room and study which also has access to the garden. The top two floors offer the master bedroom with ensuite bathroom, second double bedroom with ensuite shower room, one further single bedroom and one further double bedroom and family bathroom. EPC rating E.

Price per week: £2,795

Plus property fees: £180 Admin, £228 Checkout

References: £42 per person*

*<http://www.harrodsestates.com/tenants>

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PARK MANSIONS, Knightsbridge SW1X

A beautifully refurbished three bedroom apartment (approximately 1,202 sq ft) in the heart of Knightsbridge. This bright spacious apartment comprises a large open-plan reception and kitchen, a generous master bedroom with ensuite bathroom, two further double bedrooms and a shower room. Park Mansions is ideally located right in the centre of Knightsbridge, opposite Harvey Nichols, moments from Harrods and opposite Hyde Park. The building benefits from 24-hour porterage and security, EPC rating C.

Leasehold: approximately 237 years remaining

Guide price: £3,595,000

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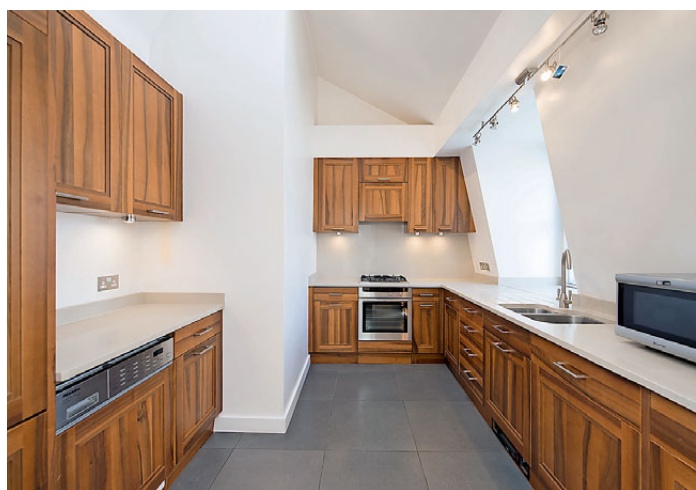
SLOANE STREET, SW1

Stunning newly refurbished interior designed purpose built apartment, extending to 1397 sq ft located on the second floor of this popular block in the heart of Knightsbridge. The flat is at the rear of the building and benefits from a quiet westerly aspect.

Double Reception Room, 3 Bedrooms, En-suite Bathroom, 2 En-suite Shower Rooms, Kitchen, Lift, Porter

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£4,500,000



ONSLow GARDENS, SW7

Excellent top floor maisonette (with lift) overlooking the communal gardens and benefitting from a secluded private roof terrace. 1656 sq ft.

3 Bedrooms, 2 Bathrooms, Cloakroom, Reception Room, Kitchen, Private Roof Terrace, Communal Gardens, Lift, EPC Rating D

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PUTNEY

SW15



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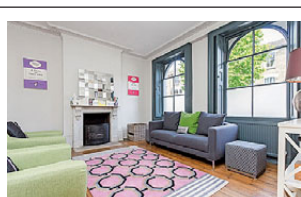
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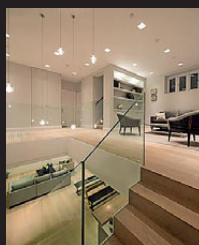
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PROPERTY TAX HAS CHANGED

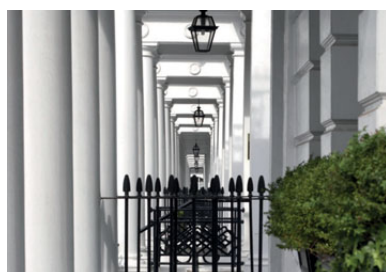
Non Residents on borrowed time

New proposals for non-residents owning UK property have been announced and a summary of the impact is given below.

From April 2015, non UK Residents selling UK residential property will be subject to Capital Gains Tax (CGT) on future sale:

- Regardless of value
- To gains made after April 2015
- At a CGT rate of up to 28% (see below)

Alternatives are available to those already exposed, but action is needed prior to April 2015 to ensure no tax is incurred.



Rates of Tax

The government has now published the proposed rates of tax to be charged on non-residents from April 2015. They are:

- Individuals – Up to 28%
- Trusts – 28%
- Companies – 20%

Paying the Tax

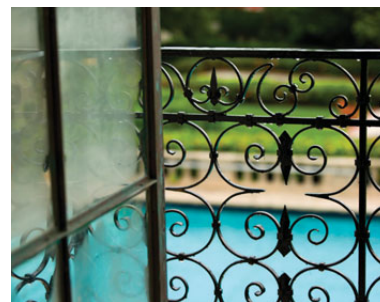
You will only have 30 days to:

- Notify HMRC of the Sale
- Calculate the Gain
- Submit a Return
- Pay the Tax Due

BUT: If you already submit a UK self-assessment Tax Return, then you can submit your Return and tax calculation:

- After the end of the Tax Year (5th April) as normal
- Pay the tax on the normal due date (31st January after the Tax Year)

With a complex tax regime, the taxation of property investments in the UK has changed significantly in



recent times. Investors should make sure that they obtain the most up to date tax advice on issues relating to real estate.

Cornerstone Tax is a proactive tax advisory firm, specialising in property taxation in the UK. We pride ourselves on being at the cutting edge of developments in all areas of property tax including:

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- ATED “the Mansion Tax”
- Inheritance Tax
- Capital Gains Tax

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